

# **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

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

## **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS  
MEETING  
JUNE 23, 2015**

# **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT AGENDA JUNE 23, 2015 9:30 a.m.**

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

<b>District Board of Supervisors</b>	Barry Karpay Garth Noble Heather Jaxheimer-Mills Matt Lovo Rick Woodley	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Joseph Roethke	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vivek Babbar or Tracy Robin	Straley & Robin
<b>District Engineer</b>	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**

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

June 15, 2015

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District will be held on **Tuesday, June 23, 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 and Audit Committee Meeting held on May 26, 2015 .....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for May 2015 .....Tab 2
- 4. BUSINESS ITEMS**
  - A. Pond Update.....Tab 3
  - B. Review of Pond Easements .....Tab 4
  - C. Landscaping Update
  - D. Consideration of Proposal for Landscape Maintenance Specification Development .....Tab 5
  - E. Consideration of Amended Entrance Gate Policies .....Tab 6
  - F. Consideration of Proposed Entrance Gate Access Sticker Policy .....Tab 7
  - G. Presentation of Registered Voter Count .....Tab 8
  - H. Discussion Regarding the Usage of Golf Carts within the Community
- 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**

**CORDOBA RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

**May 26, 2015- Minutes of Meeting**

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**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 BOARD OF SUPERVISORS' MEETING**

The Audit Review Committee meeting of the Board of Supervisors of Cordoba Ranch Community Development District was held on **Tuesday, May 26, 2015 at 9:32 a.m.** at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd Lutz, FL 33559.

Present and constituting a quorum:

Barry Karpay  
Garth Noble  
Rick Woodley

**Board Supervisor, Chairman Board**  
**Board Supervisor, Vice-Chairman**  
**Board Supervisor, Assistant Secretary**

Also present were:

Joe Roethke  
Tracy Robin  
Debi Hudrlik  
Katie France

**District Manager; Rizzetta & Company, Inc.**  
**District Counsel; Straley & Robin (via phone)**  
**Standard Pacific**  
**Landmark**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Presentation of Auditor Selection  
Evaluation Criteria (with and without  
price)**

Mr. Roethke presented the Auditor Selection Evaluation Criteria to the Board.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board approved the Auditor Selection Evaluation Criteria with price included for Cordoba Ranch Community Development District.

**CORDOBA RANCH COMMUNITY DEVELOPMENT  
DISTRICT**

**May 26, 2015- Minutes of Meeting**

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**THIRD ORDER OF BUSINESS**

**Presentation of Audit Proposal  
Instructions (with and without price)**

Mr. Roethke presented the Audit Proposal Instructions to the Board.

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board approved the Audit Proposal Instructions with price included for Cordoba Ranch Community Development District.

**FOURTH ORDER OF BUSINESS**

**Presentation of Request for Proposals for  
Annual Audit Services**

Mr. Roethke presented the Request for Proposals for Annual Audit Services to the Board.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board approved the Request for Proposals for Annual Audit Services for Cordoba Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board adjourned the meeting at 9:36 a.m. for the Cordoba Ranch Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

**BLANK**

**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 regular meeting of the Board of Supervisors of the Cordoba Ranch Community Development District was held on **Tuesday, May 26, 2015 at 9:37 a.m.** at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559.

Present and constituting a quorum:

Barry Karpay	<b>Board Supervisor, Chairman</b>
Garth Noble	<b>Board Supervisor, Vice Chairman</b>
Rick Woodley	<b>Board Supervisor, Assistant Secretary</b>

Also present was:

Joseph Roethke	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tracy Robin	<b>District Counsel, Straley &amp; Robin</b> ( <i>via phone</i> )
Debi Hudrlik	<b>Standard Pacific Homes</b>
Katie France	<b>Landmark Engineering</b>

**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 Meeting held on  
April 28, 2015**

On a Motion by Mr. Noble, seconded by Mr. Karpay, with all in favor, the Board approved the Minutes from the Board of Supervisors' Regular Meeting held on April 28, 2015 for Cordoba Ranch Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for April 2015**

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board ratified the Operation and Maintenance Expenditures for April 2015 (\$32,793.59) for Cordoba Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Pond Update**

Mr. Roethke presented the pond maintenance report to the Board and informed the Board that the erosion repairs that were previously approved for Briken Construction have now been completed.

Mr. Roethke presented a proposal from Aquagenix to continue monthly pond maintenance services at a slightly increased rate.

On a Motion by Mr. Noble, seconded by Mr. Woodley, with all in favor, the Board approved the proposal from Aquagenix for pond maintenance services at a cost of \$1,034.00 per month for Cordoba Ranch Community Development District.

A discussion ensued regarding creating access easements to treat pond numbers 290 and 300. The District Engineer will take a look at the neighborhood grading plan to see if there are any other additional issues with access to ponds as lots are platted and built out.

**SIXTH ORDER OF BUSINESS**

**Landscaping Update**

Mr. Roethke informed the Board that ValleyCrest switched account managers for Cordoba Ranch and there were some issues over the past couple weeks with right-of-way ditches not being mowed. These issues have since been rectified.

Mr. Karpay mentioned that the landscape architect from Standard Pacific is still working on coming up with a plan for landscape installations in the future.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Landscape and Irrigation  
Maintenance Bid Form with Pricing**

Mr. Roethke presented a completed bid form for landscape and irrigation maintenance services from ValleyCrest. If the Board was interested in running a landscape and irrigation maintenance RFP in the future, this bid form would be used from all vendors that bid on the project, and Mr. Roethke recommended using these numbers for budgeting purposes. A discussion ensued and the Board decided to go out for bid for landscape and irrigation maintenance services.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board agreed to go out for Request for Proposals for landscape and irrigation maintenance for Cordoba Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Procedure for Windshield Stickers**

Mr. Roethke presented a procedure for distributing the security system windshield stickers to the Board. Ms. Hudrlik added comments regarding the details of these procedures. A discussion ensued and Mr. Robin brought up various issues with some of the language within the document. Mr. Robin will review the language and will provide an updated document for the Board to review at the next meeting.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposals for Website Services**

Mr. Roethke presented proposals for website services to the Board, including a comparison spreadsheet containing the details of each proposal. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board approved the proposal from VGlobalTech for website services for Cordoba Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Procedure for Street light Outages**

Mr. Roethke discussed several options for monitoring street light outages with the Board. A discussion ensued. The Board directed Mr. Roethke to work with a third party vendor for a proposal on monitoring the street light outages within the District.

On a Motion by Mr. Karpay, seconded by Mr. Woodley, with all in favor, the Board approved a not-to-exceed amount of \$50.00 per hour for monthly reporting of street light outages for Cordoba Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of District Engineer Hourly Rates**

Mr. Roethke presented the hourly rates from Stantec and Bayside Engineering as per the Board's request from the previous meeting. A discussion ensued.

On a Motion by Mr. Woodley, seconded by Mr. Karpay, with all in favor, the Board approved the proposal from Stantec Engineering for District Engineering Services for Cordoba Ranch CDD, pending an agreement drafted by District Counsel for Cordoba Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Presentation of Proposed Budget for Fiscal Year 2015/2016**

Mr. Roethke presented the proposed budget for Fiscal Year 2015/2016 to the Board. A discussion ensued regarding the details of each line item within the budget and several line items were adjusted.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-03,  
Approving Proposed Budget and Setting  
the Public Hearing**

Mr. Roethke presented Resolution 2015-03 to the Board, approving the proposed budget for Fiscal Year 2015/2016 and setting the date, time, and location for the final budget hearing.

On a Motion by Mr. Karpay, seconded by Mr. Noble, with all in favor, the Board adopted Resolution 2015-03 approving the proposed budget for fiscal year 2015/2016 and setting the public hearing for the final budget on July 28, 2015 at 9:30 am at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559 for Cordoba Ranch Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
No report.
- C. District Manager  
Mr. Roethke noted that the next regular scheduled meeting will be held on Tuesday, June 23, 2015 at 9:30 a.m. at the Cordoba Ranch Model Center, located at 2516 Cordoba Ranch Boulevard, Lutz, Florida 33559.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Noble asked about the police trespass affidavit. This has been taken care of.

Ms. Hudrlik asked about the usage of golf carts within the community.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

<p>On a Motion by Mr. Noble, seconded by Mr. Woodley, with all in favor, the Board adjourned the meeting at 11:15 a.m. for Cordoba Ranch Community Development District.</p>
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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## **Tab 2**

# CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures May 2015 For Board Approval**

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

The total items being presented: **\$26,917.14**

Approval of Expenditures:

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\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

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

**Cordoba Ranch Community Development District**  
**Paid Operation & Maintenance Expenditures**  
May 1, 2015 Through May 31, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquagenix	001436	1244818	Aquatic Service 05/15	\$ 975.00
Envera Systems	001434	639259	Additional Residents 03/01/15-05/31/15	\$ 120.00
Envera Systems	001437	639350	Gate Access Monitoring 06/15	\$ 975.00
Landmark Engineering & Surveying Corporation	001438	2130093.16	Engineering Services 04/15	\$ 500.00
Rizzetta & Company, Inc.	001430	1517	District Management Fees 05/15	\$ 3,776.75
Rizzetta & Company, Inc.	001435	1597	Annual Dissemination Services FY15-16	\$ 5,000.00
Straley & Robin	001439	12111	General/Monthly Legal Services 04/15	\$ 1,403.68
Tampa Electric Company	001431	Summary 04/15	Electric Summary 04/15	\$ 5,366.26
Times Publishing Company	001440	129975	108565 Legal Advertising 05/13/15	\$ 38.21
ValleyCrest Landscape Maintenance	001441	4748381	Grounds Maintenance 04/15	\$ 7,962.25
ValleyCrest Landscape Maintenance	001432	4759445	Remove Palm	\$ 675.00
Verizon	001433	0671704134 05/15	Acct# 0671704134 05/15	<u>\$ 124.99</u>
<b>Report Total</b>				<b><u>\$ 26,917.14</u></b>



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**  
 1244818

**Date**  
 01-MAY-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
<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">MAY 07 2015</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>D/M approval <u>JR</u> Date <u>5/13</u></p> <p>Date entered _____ MAY 08 2015</p> <p>Fund <u>001</u> GL <u>53800004605</u></p> <p>Check # _____</p>			
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

**LAKE MANAGEMENT ~ AQUATIC SERVICES ~ ENVIRONMENTAL PLANNING**



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

Invoice / Statement	
Invoice Number <b>639259</b>	Date <b>04/28/2015</b>
Customer Number <b>300068</b>	Due Date <b>06/01/2015</b>

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		639259	06/01/2015

Quantity	Description	Rate	Amount
	<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>		
3.00	Additional Residents	40.00	120.00
	03/01/2015 - 05/31/2015		
	Sales Tax		0.00
	Payments/Credits Applied		0.00
Invoice Balance Due:			\$120.00

#### IMPORTANT MESSAGES

Important Numbers to Know:

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

additional Residents as of 3/1/2015

RECEIVED  
 MAY 04 2015

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 D/M approval GR Date 5/13  
 Date entered MAY 06 2015  
 Fund 001 G52900 OC4904  
 Check # \_\_\_\_\_

Date	Invoice #	Description	Current Invoice	Balance Due
04/28/2015	639259	Alarm Monitoring Services	\$120.00	\$120.00

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

Return Service Requested

Invoice / Statement	
Invoice Number <b>639259</b>	Date <b>04/28/2015</b>
Customer Number <b>300068</b>	Due Date <b>06/01/2015</b>

**Net Due: \$120.00**

**Amount Enclosed: \_\_\_\_\_**

\*\*\*\*\*MIXED AADC 440  
 003112  
 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

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

RECEIVED  
 MAY 11 2015

Invoice / Statement	
Invoice Number <b>639350</b>	Date <b>05/01/2015</b>
Customer Number <b>300068</b>	Due Date <b>06/01/2015</b>

Page 1

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		639350	06/01/2015

Quantity	Description	Rate	Amount
	<i>Cordoba Ranch CDD, 2502 Cordoba Ranch Blvd, Lutz, FL</i>		
1.00	Gate Access Monitoring 736, 06/01/2015 - 06/30/2015	775.00	775.00
1.00	Additional Residents 736, 06/01/2015 - 06/30/2015	200.00	200.00
	Sales Tax		0.00
	Payments/Credits Applied		0.00
	<b>Invoice Balance Due:</b>		<b>\$975.00</b>

Other Open Invoices

Date	Invoice	Description	Amount	Balance Due
04/28/2015	639259	Alarm Monitoring Services	120.00	120.00
		<b>Other Open Invoices Balance Due:</b>		<b>\$120.00</b>

#### IMPORTANT MESSAGES

Important Numbers to Know:

Billing Questions: (941) 556-0743

Date	Invoice #	Description	Current Invoice	Balance Due
05/01/2015	639350	Alarm Monitoring Services	\$975.00	\$1,095.00

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

Return Service Requested

Invoice / Statement	
Invoice Number <b>639350</b>	Date <b>05/01/2015</b>
Customer Number <b>300068</b>	Due Date <b>06/01/2015</b>

**Net Due: \$1,095.00**

**Amount Enclosed:** \_\_\_\_\_

\*\*\*\*\*MIXED AADC 440  
 004403  
 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

**Envera**  
8132 Blaikie Court  
Sarasota, FL 34240

Invoice / Statement	
Invoice Number <b>639350</b>	Date <b>05/01/2015</b>
Customer Number <b>300068</b>	Due Date <b>06/01/2015</b>

Page 2

Customer Name	Customer Number	P.O. Number	Invoice Number	Due Date
Cordoba Ranch CDD	300068		639350	06/01/2015
Service: (941) 556-0734				

20 639350 001 1 5575



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

PAGE 1 OF 1

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

INVOICE  
NO. 2130093.16  
ACCOUNT # 50084  
DATE 5/14/15

For Professional Services Rendered Thru: 5/2/15



Project: CORDOBA RANCH CDD

Location: HILLSBOROUGH COUNTY, FLORIDA

IN ACCORDANCE WITH OUR HOURLY SERVICES CONTRACT:

PREPARE FOR & ATTEND 4/28 CDD MEETING

4.0 Hours Professional Engineer @ \$125.00 /Hr. \$500.00

**TOTAL THIS INVOICE \$500.00**

**RECEIVED**

Date Rec'd Rizzetta & Co., Inc. MAY 13 2015

D/M approval GR Date 5/19

Date entered MAY 14 2015

Fund 001 GL 51300 OC 3103

Check # \_\_\_\_\_

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
5/1/2015	1517

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
	<b>PROFESSIONAL FEES:</b>			
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 May 1, 2015 through May 31, 2015</p> <p>RECEIVED APR 23 2015</p> <p>Date Rec'd Rizzetta &amp; Co., Inc. _____</p> <p>DM approval <u>GR</u> Date <u>4/23</u></p> <p>Date entered <u>APR 24 2015</u></p> <p>Fund <u>001</u> GL <u>5130000</u> <u>3100</u></p> <p>Check # <u>3101</u></p> <p><u>3201</u></p> <p><u>3111</u></p>			
			<b>Total</b>	<b>\$3,776.75</b>

# RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

## Invoice

DATE	INVOICE NO.
5/4/2015	1597

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
FC RPT	<b>PROFESSIONAL FEES:</b> Annual Dissemination Services FY 2015 - FY 2016 Series 2006 Bonds		5,000.00	5,000.00
<div style="text-align: right;"> <b>RECEIVED</b>  <b>MAY 01 2015</b> </div> <div>             Date Rec'd Rizzetta &amp; Co., Inc. _____              D/M approval <u>gr</u> Date <u>5/13</u>              Date entered <u>MAY 06 2015</u>              Fund <u>001 GL51300OC 3103</u>              Check # _____           </div>				
<b>Total</b>				<b>\$5,000.00</b>

# Straley & Robin

1510 W. Cleveland Street

Tampa, FL 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

May 05, 2015

Client: 001286

Matter: 000001

Invoice #: 12111

Page: 1

RE: GENERAL

For Professional Services Rendered Through April 15, 2015

## SERVICES

Date	Person	Description of Services	Hours	
3/23/2015	TJR	REVIEW DEED FOR BILL BOARD SITE FROM S. SHEPPARD; CONTACT S. SHEPPARD RE ISSUES TO FINALIZE ON DEED; TELEPHONE CONFERENCE WITH S. SHEPPARD; CONTACT J. ROETHKE; EXCHANGE COMMUNICATIONS WITH J. ROETHKE RE DEFICIT FUNDING AGREEMENT; REVIEW REVISED DEED FROM S. SHEPPARD; CONTACT J. ROETHKE.	1.1	
3/24/2015	TJR	REVIEW AGENDA FOR MEETING; PREPARE FOR AND ATTEND BOS MEETING VIA TELEPHONE.	1.6	
3/24/2015	VKB	REVIEW AND REVISE RFQ FOR ENGINEERING SERVICES.	0.3	
3/30/2015	LH	REVIEW EMAIL FROM T. STEWART RE RFQ FOR ENGINEERING SERVICES; PREPARE EMAIL TO T. STEWART RE SAME.	0.1	
4/2/2015	VKB	DRAFT DEFICIT FUNDING AGREEMENT.	1.2	
4/3/2015	LH	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING MARCH 31, 2015.	0.2	
Total Professional Services			4.5	\$1,311.00

May 05, 2015

Client: 001286

Matter: 000001

Invoice #: 12111

Page: 2

### PERSON RECAP

Person	Hours	Amount
TJR Tracy J. Robin	2.7	\$891.00
VKB Vivek K. Babbar	1.5	\$375.00
LH Lynn Hoodless	0.3	\$45.00

### DISBURSEMENTS

Date	Description of Disbursements	Amount
3/30/2015	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees; Cordoba Ranch CDD	\$36.20
4/1/2015	XPRESS DELIVERIES, LLC- Courier Service-	\$20.75
4/14/2015	FEDEX- Federal Express-	\$14.88
4/15/2015	Photocopies (139 @ \$0.15)	\$20.85
Total Disbursements		\$92.68

Total Services	\$1,311.00
Total Disbursements	\$92.68
Total Current Charges	\$1,403.68

**PAY THIS AMOUNT**

**\$1,403.68**

RECEIVED

MAY 08 2015

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

J/M approval GR Date 5/19

Please Include Invoice Number on all Correspondence . - MAY 12 2015

Date entered \_\_\_\_\_

Fund 001 GL 51400 OC 3107

Check # \_\_\_\_\_



Cordoba Ranch CDD		TECO				APR 15
Account Number	Invoice Date	Due Date	Amount	Period Covered	Location	GL Account
1661 0623270	04/24/15	05/17/15	\$ 578.11	03/20/15-04/22/15	2502 Cordoba Ranch BL	4301
1661 0631100	04/24/15	05/17/15	\$ 24.01	03/21/15-04/22/15	3045 Cordoba Ranch BL PMP	4301
1661 0598302	04/24/15	05/17/15	\$ 39.98	03/21/15-04/22/15	2802 Cordoba Ranch BL	4301
1661 0625050	04/24/15	05/17/15	\$ 4,724.16	03/23/15-04/22/15	Street Lights PH1 & 1A	4307
<b>TOTAL</b>						
53100	4301	\$642.10	GL	Utility		
53100	4307	\$4,724.16	GL	Street Lights		
		<b>\$5,366.26</b>				

**RECEIVED**

APR 29 2015

Date Received Hizzella & Co., Inc. \_\_\_\_\_  
 D/M approval GR Date 5/5  
 Date entered APR 30 2015  
 Fund (00) GL 53160004301  
 Check # 4307

# Your Electric Bill

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TAMPA ELECTRIC

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Web site at  
**tampaelectric.com**  
0471-14105

## Average kWh per day

Apr 2015	162
Mar	163
Feb	39
Jan	31
Dec	25
Nov	43
Oct	58
Sep	59
Aug	61
Jul	61
Jun	59
May	44
Apr 2014	48

Our Share program lets you give a tax-deductible contribution to help customers in need pay their electric bills. Tampa Electric and Peoples Gas will match your contribution dollar-for-dollar up to a combined \$500,000 annually. Visit **tampaelectric.com/share** to learn more.

## April Billing Information:

720143

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

Account Number  
1661 0623270

Statement Date  
Apr 24, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	33 day period
H83726	39460	34118	5342	1	

Next Read Date On Or About **May 21, 2015** Total kWh Purchased **5,342**

Account Activity	Explanation	Charge	Total
Previous Balance		471.66	
Payments Received - Thank You	As of April 24, 2015	-471.66	
			<b>\$0.00</b>

### New Charges Due by May 17, 2015 Service from Mar 20 to Apr 22

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	5,342 kWh @ \$.05793/kWh	309.46
Fuel Charge	5,342 kWh @ \$.03874/kWh	206.95
<b>Electric Service Cost</b>		<b>\$534.41</b>
Florida Gross Receipts Tax	Based on \$534.41	13.70
<b>This Month's Charges</b>		<b>\$548.11</b>

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

<b>Non-Energy Charges</b>	Zap Cap ID: 000296804	
Non-Energy Previous Balance		30.00
Non-Energy Payments	As of April 24, 2015	-30.00
Zapcap 120/208 1ph-m	1 @ \$30.00	30.00
Non-Energy Sales Tax	(Based On \$.00)	0.00
<b>This Months Non-Energy Balance</b>		<b>\$30.00</b>
<b>Total Due</b>		<b>\$578.11</b>

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

### Get free e-News Updates

With Tampa Electric's free e-News Update, you'll receive updates and information, including special offers on products and programs to help you save money and energy, storm preparedness, information, news about special events, helpful tips and more - straight to your inbox. Sign up today at **tampaelectric.com/emailsingup**.

Date Rec'd Pizzetta & Co., Inc. \_\_\_\_\_

By/M approval \_\_\_\_\_ Date \_\_\_\_\_

Date entered \_\_\_\_\_

Fund \_\_\_\_\_ GL \_\_\_\_\_ OC \_\_\_\_\_

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

720143



Account No.  
1661 0623270

**New Charges**  
**\$578.11**  
**Payable by May 17**

**Total Bill Amount**  
**\$578.11**

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

0471-14105 14105-1045



CORDOBA RANCH COMMUNITY  
c/o PETER WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



1 1100 07 1661 0623270 0000578.11

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Web site at  
**tampaelectric.com**  
0471-14107

## Average kWh per day

Apr 2015	2
Mar	2
Feb	1
Jan	2
Dec	2
Nov	3
Oct	1
Sep	1
Aug	2
Jul	1
Jun	8
May	9
Apr 2014	14

Our Share program lets you give a tax-deductible contribution to help customers in need pay their electric bills. Tampa Electric and Peoples Gas will match your contribution dollar-for-dollar up to a combined \$500,000 annually. Visit **tampaelectric.com/share** to learn more.



Account No.  
1661 0631100

**New Charges**  
\$24.01  
**Payable by May 17**

**Total Bill Amount**  
\$24.01

## April Billing Information:

720145

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

Account Number  
1661 0631100

Statement Date  
Apr 24, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
K34725	01515	01459	56	1	

Next Read Date On Or About	May 21, 2015	Total kWh Purchased	56
Account Activity	Explanation	Charge	Total
Previous Balance		23.02	
Payments Received - Thank You	As of April 24, 2015	-23.02	
			\$0.00

New Charges Due by May 17, 2015	Service from Mar 21 to Apr 22
Basic Service Charge	General Service 200 Rate 18.00
Energy Charge	56 kWh @ \$.05793/kWh 3.24
Fuel Charge	56 kWh @ \$.03874/kWh 2.17
<b>Electric Service Cost</b>	<b>\$23.41</b>
Florida Gross Receipts Tax	Based on \$23.41 0.60
<b>This Month's Charges</b>	<b>\$24.01</b>

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

**Total Due** **\$24.01**

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

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RECEIVED  
APR 29 2015  
Date Rec'd Hizzetta & Co., Inc. \_\_\_\_\_  
M approval \_\_\_\_\_ Date \_\_\_\_\_  
Date entered \_\_\_\_\_  
und \_\_\_\_\_ GL \_\_\_\_\_ OC \_\_\_\_\_  
Check # \_\_\_\_\_

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

720145

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

0471-14107 14107-1047



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

12

1 1800

01 1661 0631100 0000024.01



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TAMPA ELECTRIC

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Web site at  
**tampaelectric.com**  
0471-14104

## Average kWh per day

Apr 2015	7
Mar	6
Feb	6
Jan	6
Dec	9
Nov	9
Oct	8
Sep	7
Aug	8
Jul	7
Jun	20
May	6
Apr 2014	6

Our Share program lets you give a tax-deductible contribution to help customers in need pay their electric bills. Tampa Electric and Peoples Gas will match your contribution dollar-for-dollar up to a combined \$500,000 annually. Visit **tampaelectric.com/share** to learn more.



Account No.  
1661 0598302

**New Charges**  
\$39.98  
**Payable by May 17**

**Total Bill Amount**  
\$39.98

## April Billing Information:

720142

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

Account Number  
1661 0598302

Statement Date  
Apr 24, 2015

Meter Number	Current Reading	Previous Reading	Diff.	Multi.	32 day period
B67927	22470	22253	217	1	

Next Read Date On Or About **May 21, 2015** Total kWh Purchased **217**

Account Activity	Explanation	Charge	Total
Previous Balance		36.99	
Payments Received - Thank You	As of April 24, 2015	-36.99	
			<b>\$0.00</b>

### New Charges Due by May 17, 2015 Service from Mar 21 to Apr 22

Basic Service Charge	General Service 200 Rate	18.00
Energy Charge	217 kWh @ \$.05793/kWh	12.57
Fuel Charge	217 kWh @ \$.03874/kWh	8.41
<b>Electric Service Cost</b>		<b>\$38.98</b>
Florida Gross Receipts Tax	Based on \$38.98	1.00
<b>This Month's Charges</b>		<b>\$39.98</b>

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

**Total Due** **\$39.98**

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

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With Tampa Electric's free e-News Update, you'll receive updates and information, including special offers on products and programs to help you save money and energy, storm preparedness, information, news about special events, helpful tips and more - straight to your inbox. Sign up today at **tampaelectric.com/emailsignup**.

RECEIVED  
APR 29 2015  
Date Rec'd Hizzetta & Co., Inc. \_\_\_\_\_  
D/M approval \_\_\_\_\_ Date \_\_\_\_\_  
Date entered \_\_\_\_\_  
Fund \_\_\_\_\_ GL \_\_\_\_\_ OC \_\_\_\_\_  
Check # \_\_\_\_\_

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

720142

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

0471-14104 14104-1044



CORDOBA RANCH COMMUNITY  
c/o PETER WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



1 1100 02 1661 0598302 0000039.98

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TAMPA ELECTRIC

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Web site at  
**tampaelectric.com**  
0471-14106

## April Billing Information:

720144

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

Account Number  
1661 0625050

Statement Date  
Apr 24, 2015

Account Activity	Explanation	Charge	Total
Previous Balance		4,724.16	
Payments Received - Thank You	As of April 24, 2015	-4,724.16	
			<b>\$0.00</b>
<b>New Charges Due by May 17, 2015</b>		<b>Service for 30 days from Mar 23 to Apr 22</b>	
Lighting Service Items LS-1	133 Lights, 133 Poles	4,313.19	
Energy Flat Charge		175.56	
Fuel Charge	5,852 kWh @ \$.03830/kWh	224.77	
Florida Gross Receipts Tax	Based on \$400.33	10.64	
<b>This Month's Charges</b>			<b>\$4,724.16</b>
<i>Amount not paid by due date may be assessed a late payment charge.</i>			
<b>Total Due</b>			<b>\$4,724.16</b>

RECEIVED  
APR 29 2015  
Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval \_\_\_\_\_ Date \_\_\_\_\_  
Date entered \_\_\_\_\_  
Fund \_\_\_\_\_ GL \_\_\_\_\_ OC \_\_\_\_\_  
Check # \_\_\_\_\_

To ensure prompt credit, please return stub portion of this bill with your payment. Make check payable to Tampa Electric.

720144



Account No.  
1661 0625050

**New Charges**  
**\$4,724.16**  
**Payable by May 17**

**Total Bill Amount**  
**\$4,724.16**

Mail Payment To:  
P.O. Box 31318  
Tampa, FL 33631-3318

0471-14106 14106-1046



CORDOBA RANCH CDD  
c/o C/O RIZZETTA & CO PETE W  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390



2 1100 09 1661 0625050 0004724.16



### AD SALES HOURS

M - TH 7:30 - 6:30

FRI 7:30-5:30

## CUSTOMER SERVICE HOURS

M-F 8:00 - 5:00

Advertising Run Dates	Advertiser/Client Name
05/13/15 - 05/13/15	CORDOBA RANCH CDD
Billing Date	Customer Account
05/15/15	108565
Total Amount Due	Ad Number
\$38.21	129975

Start	Stop	Ad Number	Class	Description PO Number	Insertions	Size	Net Amount
05/13/15	05/13/15	129975	405	NOTICE OF AUDIT	2	12.89IN	38.21

RECEIVED  
MAY 18 2015

ate Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
/M approval 92 Date 5/26  
ate entered MAY 22 2015  
und 001 GL 51302 od 4801  
book # \_\_\_\_\_



**Times Publishing Company**  
**P.O. Box 175**  
**St. Petersburg, FL 33731-0175**  
**Toll Free Phone: 1 (877) 321-7355**

Thank you for your business

CORDOBA RANCH CDD  
ATTN: RIZZETTA & COMPANY, INC. -AP  
3434 COLWELL AVE, STE 200  
TAMPA, FL 33614

Advertising Run Dates		Advertiser/Client Name	
05/13/15 - 05/13/15		CORDOBA RANCH CDD	
Billing Date	Sales Rep	Customer Account	
05/15/15	Aaron Alvarez	108565	
Total Amount Due	Customer Type	Ad Number	
\$38.21	AO	129975	

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REMIT TO:

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DEPT 3396  
P.O. BOX 123396  
DALLAS, TX 75312-3396

[illegible]

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Aaron Alvarez** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper published at St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: NOTICE OF AUDIT** was published on **Tampa Bay Times: 5/13/15**. in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in St. Petersburg, in said Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in St. Petersburg, in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

\_\_\_\_\_  
Signature of Affiant

Sworn to and subscribed before me this 05/13/2015.

\_\_\_\_\_  
Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_



JOSEPH F. FISH  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF116052  
Expires 6/23/2018

## NOTICE OF AUDIT REVIEW COMMITTEE MEETING AND NOTICE OF PUBLIC MEETING CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Cordoba Ranch Community Development District will hold their regular meeting on May 26, 2015 at 9:30 a.m. at the Cordoba Ranch Model Center located at 2516 Cordoba Ranch Blvd, Lutz, FL 33559, for purposes of considering any business that may properly come before the Board. There will be an Audit Committee meeting at that location, immediately preceding the Board of Supervisors' meeting. The Audit Committee will review, discuss and establish the evaluation criteria for any proposals the District receives pursuant to solicitations for auditing services.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 933-5571, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

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 least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 933-5571. 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.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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.

Cordoba Ranch  
Community Development District  
Joseph Roethke, District Manager  
(129975) (05-13-15)



# ValleyCrest

Landscape Maintenance

## INVOICE

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

Customer #: 14197254  
Invoice #: 4748381  
Invoice Date: 4/10/2015  
Cust PO #:

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Landscape Maintenance For April	7,962.25
<p style="text-align: right;">RECEIVED APR 13 2015</p> <p>Date Rec'd Rizetta &amp; Co., inc. _____</p> <p>D/M approval <u>SR</u> Date <u>4/20</u></p> <p>Date entered <u>---</u> APR 14 2015</p> <p>Fund <u>001</u> GL <u>5390</u> OC <u>4604</u></p> <p>Check # _____</p>		
<b>Total invoice amount</b>		<b>7,962.25</b>
<b>Tax amount</b>		
<b>Balance due</b>		<b>7,962.25</b>

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 #: 4748381  
Invoice Date: 4/10/2015

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





# 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 #:** 4759445  
**Invoice Date:** 4/22/2015  
**Sales Order:** 6068242  
**Cust PO #:**

**Project Name:** Palm removal

**Project Description:** Entry palm removal

Job Number	Description	Amount
342200056	Cordoba Ranch CDD Remove Palm Tree & stump at Entryway	675.00
<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">APR 29 2015</p> <p style="text-align: right;">Date Rec'd Rizetta &amp; Co., Inc. _____</p> <p style="text-align: right;">O/M approval <u>92</u> Date <u>5/5</u></p> <p style="text-align: right;">Date entered _____ APR 30 2015</p> <p style="text-align: right;">Fund <u>001</u> GL <u>5390000</u> <u>4650</u></p> <p style="text-align: right;">Check # _____</p>		
Total Invoice Amount		675.00
Taxable Amount		
Tax Amount		
Balance Due		675.00

**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 #: 4759445  
Invoice Date: 4/22/2015

Amount Due: \$ 675.00

*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

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



Account Number  
15 9000 0671704134 01

Amount Due  
\$124.99

Visit [verizon.com/mybusiness1](http://verizon.com/mybusiness1)

View & Pay Your Bill  
Check Verizon Email  
Get Rewards & Discounts  
Use Online Support  
And More

### Account Information

Statement Date: 4/22/15  
CORDOBA RANCH CDD  
Customer Account: 0671704134

### Questions About Your Bill?

For the help & support you need, contact us at 1-800-VERIZON.

### Verizon News

#### Communication Matters!

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#### Get A Verizon TV Deal!

Add a Local FiOS® TV plan for as little as \$14.99 more a month with a 2-year agreement, that's \$240 in savings! Call 1-888-735-0875 for details & to order today. Terms apply.

#### Be Small Business Ready

If customers can't reach you, they'll call someone else. Add another crystal clear voice phone line today. Your customers are counting on you. Call 1-888-378-9708 today to add more business phone lines. Keep in touch with your customers and grow your business.

### Account Summary

Previous Balance	\$124.99
Payment Received Apr 13	-\$124.99
<b>Balance Forward</b>	<b>\$0.00</b>

### New Charges

Current Activity	\$124.99
<b>Total New Charges Due by May 16, 2015</b>	<b>\$124.99</b>

**Total Amount Due \$124.99**

05/15

RECEIVED  
APR 30 2015

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

O/M approval gr Date 5/5

Date entered \_\_\_\_\_ MAY 01 2015

Fund 001 G54106 OC 4102

Check # \_\_\_\_\_

### Want Automatic Payment?

Enroll below or at [Verizon.com](http://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

042215

Make check payable to Verizon

\$

By signing above I verify that I have reviewed and accepted the terms and conditions at [verizon.com/autopayterms](http://verizon.com/autopayterms) for automatic bill payment

00001795 01 AV 0.378 VF042211 0010 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

4/22 5/21 FiOS Internet 75M/75M – 2YR	124.99
<b>Monthly Charges Subtotal</b>	<b>\$124.99</b>

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<b>Current Activity Total</b>	<b>\$124.99</b>
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<b>Total New Charges</b>	<b>\$124.99</b>
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### Legal Notices

#### Electronic Fund Transfer (EFT)

Paying by check authorizes us to process your check or use the check information for a one-time EFT from your bank account. Verizon may retain this information to send you electronic refunds or enable your future electronic payments to us. If you do not want Verizon to retain your bank information, call 1-888-500-5358.

#### Late Payment Charges

To avoid a late payment charge of \$7 or 1.5% of your total due, whichever is greater, full payment must be received before May 23, 2015.

#### Correspondence

Go to [verizon.com/bizcontact](http://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](http://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.

### Important Information Regarding Telecommunications Relay Service (TRS)

TRS provides an operator to telephone users who use text telephones (TTY) or web capable devices (WCD) because they are deaf, hard of hearing, or speech disabled. From payphones, TRS local calls are free; toll calls must be billed to calling cards, prepaid cards (PPC), collect or third party billing. PPC information is available online at [fcc.gov/cgb/consumerfacts/prepaidcards.html](http://fcc.gov/cgb/consumerfacts/prepaidcards.html).

TRS is provided 24 hours a day, 365 days per year with no time limits. For further information call your state TRS Provider, visit the FCC's TRS web site at [fcc.gov/encyclopedia/telecommunications-relay-services-trs](http://fcc.gov/encyclopedia/telecommunications-relay-services-trs), or read the explanation available in telephone books. Available TRS methods are explained below.

To call a TTY user, dial TRS at 711. A Communications Assistant (CA) will place your call and type your spoken words for the TTY user. The CA will read to you the messages the TTY user sends you. Calls are private, confidential and uncensored. While there is no charge to TRS users for TTY, regular phone charges do apply.

Speech-to-Speech Service (STS) is another form of TRS available by calling 711. The CA can assume an active or passive role in repeating the conversation and follows the same guidelines as with TTY calls.

IP Relay Service is a form of TRS which relays calls from a WCD. A CA follows the TTY call guidelines. To use IP Relay:

- connect a WCD to an Internet Service Provider
- type in your TRS IP Internet address
- enter your 10 digit presubscribed number
- select your preferred relay operator's icon

Video Relay Service (VRS) relays calls for those using sign language. VRS information is available at [fcc.gov/guides/video-relay-services](http://fcc.gov/guides/video-relay-services). Some TRS providers offer Captioned Telephone Service (CTS) which is accessed with a captioned telephone and available for persons with some residual hearing.

### Easy Account Management Available Online

We offer online account management at [verizon.com/mybizlearn](http://verizon.com/mybizlearn) for our small business customers. Register or sign in today. With one user ID and password, you can:

- Access your Verizon phone, Internet, online applications TV and Small Biz Rewards accounts and services
- View, print and pay bills
- Get technical support
- Sign-up for special discounts, and much more

And to our medium business customers:

Explore the tools that cater to your business needs, allowing you to get an order status around the clock, receive an email notification when your invoice is ready, (so you can download or print it), 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](http://verizonenterprise.com) and keep your business running smoothly.

## **Tab 3**



**06/15/2015**

The following report is for June to illustrate what has changed from May and what to expect through July and the coming months.

The photos this month were taken on Wednesday 06/09/2015.

The ponds were treated on 06/04 this month. In the photo's you will see some results of the application. Algae continues to be the biggest challenge and will be for the summer months due mainly to the warm temperatures and shallow water.

The ponds this month are still low, littoral zones are slightly covered with water. A proposal for Aquascaping on the littoral zones that would benefit most is attached with this months report. We began by quoting the most significant shelves prone to low water level exposure, these are the areas that would impact and benefit the community the most. This does not include all the beneficial plantings Cordoba may eventually want to perform but a good start. Also, the quote is not "all or nothing". We would happy to discuss a smaller scope or completing the project in phases as your budget allows.

We sincerely hope you find value in the service we deliver to Cordoba Ranch and we look forward to your continued business!


Thank you.


Sincerely,

Jamos Beierle


Aquagenix




Date: 06/09/15	Pond #100
<p><b>What we found:</b> significant algae bloom from May.</p> <p><b>What we did:</b> Algae was treated on 06/04 and has turned brown.</p> <p><b>What to expect:</b> the algae should further decline and drop out within a week from treatment.</p>	
<p><b>Recommendations &amp; Notes:</b> This area might be better served if the entire shallow north end of the pond were planted instead of trying to maintain an open water view. (See Aquascaping Proposal).</p>	


Date: 06/09/15	Pond #110
<p><b>What we found:</b> Very nice. Minor grasses algae.</p> <p><b>What we did:</b> Algae was treated and grass treatment along boarder.</p> <p><b>What to expect:</b> We would love the pond to stay this way year round, but algae is likely to bloom again.</p>	
<p><b>Notes:</b></p>	





<b>Date:</b> 06/09/15	<b>Pond #120</b>
<p><b>What we found:</b> Overall looking good. Torpedo grass in middle still showing. Sticks present.</p> <p><b>What we did:</b> treated for algae and perimeter grasses.</p> <p><b>What to expect:</b> I expected the torpedo grass to have lain down by now, but it's dead and will disappear soon.</p>	
<p><b>Recommendations &amp; Notes:</b> With new construction occurring here on this pond and many others throughout Cordoba, it may be a good time to look at a manual vegetation removal visit on some of these ponds that where "out of sight" last year. We will provide a quote for that service with next months report.</p>	


<b>Date:</b> 06/09/15	<b>Pond #125</b>
<p><b>What we found:</b> Over all looking very good again this month. Minimal algae.</p> <p><b>What we did:</b> treated minor algae and perimeter grasses.</p> <p><b>What to expect:</b> By next visit algae will likely be the target again. (I said this last month &amp; am pleased to be wrong).</p>	
<p><b>Recommendations &amp; Notes:</b></p>	




<b>Date:</b> 06/09/15	<b>Pond #126</b>
<p><b>What we found:</b> Very good. Minimal algae.</p> <p><b>What we will do:</b> Algae will remain the focus during summer</p> <p><b>What to expect:</b> Submersed weeds are minimal in this pond and will be addressed as needed. Algae will be the biggest challenge for now.</p>	
<p><b>Recommendations &amp; Notes:</b> The skimmer/weir structure on the right is a favorite for small alligators to sun themselves.</p>	


<b>Date:</b> 06/09/15	<b>Pond #130</b>
<p><b>What we found:</b> there is some submersed spike rush and vegetation in this pond.</p> <p><b>What we will do:</b> We try to selectively control the submersed weeds without harming the lilies whenever possible.</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b> some minor erosion &amp; undermining was noted from rain events and new sod not having completely taken root yet. The entire swale/ditch to the south of this pond is recommended for Aquatic plants. There is not enough water here to maintain a pond. (see attached Aquascaping proposal).</p>	


<b>Date:</b> 06/09/15	<b>Pond #140</b>
<p><b>What we found:</b> Better still than last month. Algae &amp; some submersed weeds around perimeter.</p> <p><b>What we will do:</b> continue to focus on algae.</p> <p><b>What to expect:</b> As summer continues to heat up, algae blooms are likely.</p>	
<p><b>Recommendations &amp; Notes:</b> This pond would benefit from a band of aquatic plants around the perimeter, this could help lower nutrient levels as well and minimize erosion.</p>	


<b>Date:</b> 06/09/15	<b>Pond #143A</b>	
<b>What we found:</b> water levels are up some, minor algae & submersed weeds.		
<b>What we did:</b> treated algae and any other weeds.		
<b>What to expect:</b> consistent algae growth & treatment during summer months.		
<b>Recommendations &amp; Notes:</b>		




Date: 06/09/15	Pond #143B
<p><b>What we found:</b> recent rain had added to the water level this month. Minimal algae.</p> <p><b>What we will do:</b> continue to focus on algae flare-ups.</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b> Here is another pond that no residents live on and may be a good candidate for Aquascaping with native beneficial plants for erosion and algae control.</p>	


Date: 06/09/15	Pond #146
<p><b>What we found:</b> Some planktonic algae has formed a light film on the pond.</p> <p><b>What we will do:</b> Algae treatment</p> <p><b>What to expect:</b> This pond should clear up again soon.</p>	
<p><b>Recommendations &amp; Notes:</b> The brown ring around the pond is from the high water levels during winter and the sod has died back from being submersed. That may end up being your “average high water mark”. We prefer to not spray that 2’ band and to allow weeds and grasses to grow there to be maintained by the landscape contractor. This helps provide support to the soil and minimize erosion.</p>	


Date: 06/09/15	Pond #150
<p><b>What we found:</b> Trash seems to have been removed from last month. Filamentous algae increased.</p> <p><b>What we did:</b> algae was treated 06/04</p> <p><b>What to expect:</b> should decline in 7-10 days.</p>	
Recommendations & Notes:	


Date: 06/09/15	Pond #170
<p><b>What we found:</b> Looking good! Some minor algae.</p> <p><b>What we did:</b> Treated algae and boarder grasses.</p> <p><b>What to expect:</b></p>	
Recommendations & Notes:	




<b>Date: 06/09/15</b>	<b>Pond #180</b>
<p><b>What we found:</b> Algae still heavy on north side in the littoral zone. The algae was significantly impacted by Thursday's application.</p> <p><b>What we did:</b> Algae was treated again and is declining.</p> <p><b>What to expect:</b> The algae will gradually drop out over the next 7-10 days.</p>	
<p><b>Recommendations &amp; Notes:</b> The north side littoral area is recommended for planting.</p>	


<b>Date: 06/09/15</b>	<b>Pond #185</b>
<p><b>What we found:</b> water levels are up. Algae is minimal. Looking good.</p> <p><b>What we will did:</b> treated minor algae and perimeter grasses &amp; weeds.</p> <p><b>What to expect:</b> Will continue to focus on the algae.</p>	
<p><b>Recommendations &amp; Notes:</b></p>	


Date: 06/09/15	Pond #190A
<p><b>What we found:</b> water level up slightly. Turbid from recent rain.</p> <p><b>What we did:</b> treated algae &amp; perimeter grasses.</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b> some erosion on the lower left corner of this photo. Planting the shallow areas and around the perimeter would be beneficial here.</p>	


Date: 06/09/15	Pond # 190B
<p><b>What we found:</b> looks good. Minimal algae, the other end of this pond to the south is dry.</p> <p><b>What we will do:</b></p> <p><b>What to expect:</b> continued algae growth and treatment.</p>	
<p><b>Recommendations &amp; Notes:</b> This is another “out of sight pond” That I will include in next months manual removal quote for dead woody vegetation.</p>	




Date: 06/09/15	Pond #200
<p><b>What we found:</b> Planktonic algae bloom. That's caused the green haze.</p> <p><b>What we did:</b> Algae was treated.</p> <p><b>What to expect:</b> continued improvement with occasional algae blooms.</p>	
<p><b>Recommendations &amp; Notes:</b> Now would be a good time to remove the sticks &amp; stumps when water levels are low. Even though this pond is mostly out of site. Also, the drain pipe inlet in this pond is more than 50% full of sediment &amp; needs maintenance.</p>	


Date: 06/09/15	Pond #210
<p><b>What we found:</b> over all ok. There are two littoral shelves in this pond North &amp; South end. South looks good, north has algae &amp; grasses</p> <p><b>What we did:</b> treated grasses &amp; algae.</p> <p><b>What to expect:</b> grasses and algae will decline after treatment.</p>	
<p><b>Recommendations &amp; Notes:</b> This pond would be best suited planted on each end like the front entrance ponds. I included this in the proposal.</p>	


<b>Date:</b> 06/09/15	<b>Pond #220</b>
<p><b>What we found:</b> Looking Good! Water is up.</p> <p><b>What we will do:</b> continue to battle algae as it occurs.</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b> This pond would be better off planted as well. The big question before doing that is what level of maintenance is desired once it's been planted. Typically our littoral zone maintenance service is performed quarterly &amp; includes manually cutting &amp; spot treating nuisance vegetation from within the desirable plants.</p>	


<b>Date:</b> 06/09/15	<b>Pond #230</b>
<p><b>What we found:</b> some algae starting.</p> <p><b>What we will do:</b> Algae will likely be the target next month.</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b> 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. I proposed this area in our Aquascaping proposal.</p>	




<b>Date:</b> 06/09/15	<b>Pond #240A</b>
<p><b>What we found:</b> water is back.</p> <p><b>What we will do:</b> treat any algae that may pop up.</p> <p><b>What to expect:</b></p>	
<b>Recommendations &amp; Notes:</b>	

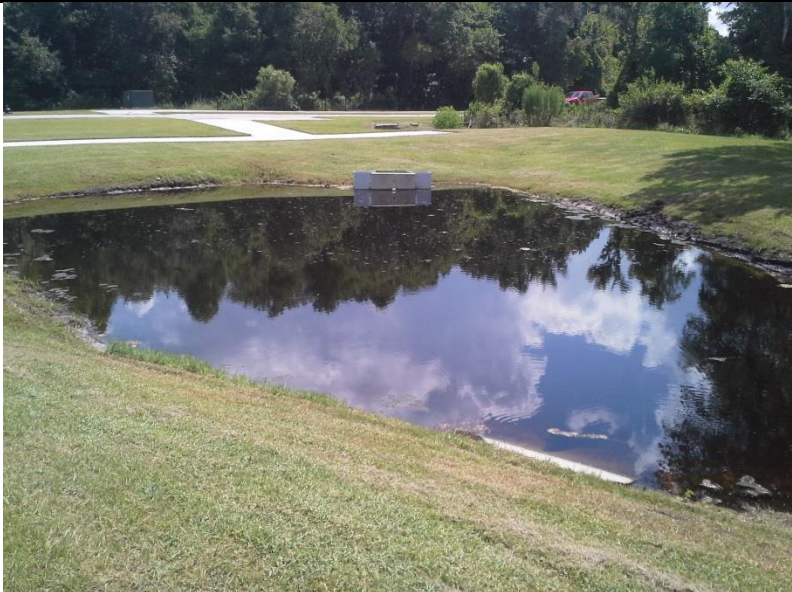
<b>Date:</b> 06/09/15	<b>Pond #240 B</b>
<p><b>What we found:</b> Recent rains brought water levels back up.</p> <p><b>What we did:</b> treated grasses and weeds that grew while water level was down.</p> <p><b>What to expect:</b></p>	
<b>Recommendations &amp; Note:</b>	

Date: 06/09/15	Pond #260
<p><b>What we found:</b> Still looking good this month!</p> <p><b>What we did:</b> continue to watch for algae and submersed vegetation, treat boarder grasses as needed.</p> <p><b>What to expect:</b></p>	
Recommendations & Notes:	

Date: 06/09/15	Pond #270
<p><b>What we found:</b> Algae bloomed.</p> <p><b>What we did:</b> treated algae, spike rush and boarder grasses.</p> <p><b>What to expect:</b> The aglae should decline in 7-10 days.</p>	
Recommendations & Notes:	



Date: 06/09/15	Pond #270B
<p><b>What we found:</b> algae present but declining from treatment.</p> <p><b>What we will do:</b> treat algae and border grasses.</p> <p><b>What to expect:</b></p>	
<p><b>Recommendations &amp; Notes:</b> I recommend aquatic plantings in the entire pond (more of a retention ditch than pond). It is really too shallow to be maintained as an open water pond and may be more attractive as a planted area.</p>	

Date: 06/09/15	Pond #280
<p><b>What we found:</b> Looks good for now. Minimal algae.</p> <p><b>What we did:</b> treat the algae</p> <p><b>What to expect:</b> unfortunately, a repeated cycle of the algae bloom is likely.</p>	
<p><b>Recommendations &amp; Notes:</b></p>	

**Date:** 04/08/15

## **Pond #290**

**What we found:** Algae is brown/white and dying from treatment on 06/04. Water levels are up some.

**What we did:** treated algae on 06/04

**What to expect:** The algae should have dropped out by now.



**Recommendations & Notes:** With new homes going in here and the fences that other residents have installed...We are concerned about losing access with a boat or other spray vehicle. Please keep in mind when approving fences around ponds that there should always be an area for reasonable boat access if possible. Remind residents to use best management practices for fertilizer use in their back yards here. Frequent algae issues are a sign of nutrient loading.

**Date:** 06/09/15

## **Pond #300**

**What we found:** Water is up some, turbidity is due to construction activity & run off.

**What we will do:** treat algae & broadleaf weeds as needed.

**What to expect:** Turbidity will likely last until construction is complete and all areas are stabilized with sod.



**Recommendations & Notes:**



**Date:** 06/09/15

## **Pond #310**

**What we found:** Some algae, it may be hard to see, but notice the wading bird near the far end of this photo. The shelf is about 6" deep.

**What we did:** treated algae & perimeter grasses.

**What to expect:** We will continue to focus on controlling algae.



**Recommendations & Notes:** The littoral shelf here would be better off planted do to the extreme seasonal water level drops. This is included in our proposal.

**Date:** 06/09/15

## **Pond #320**

**What we found:** water levels up, water lilies have naturally recruited. Pond is looking good.

**What we did:** spot treated for algae.

**What to expect:**



**Recommendations & Notes:** Dog Fennels inhibit our treatment techniques.



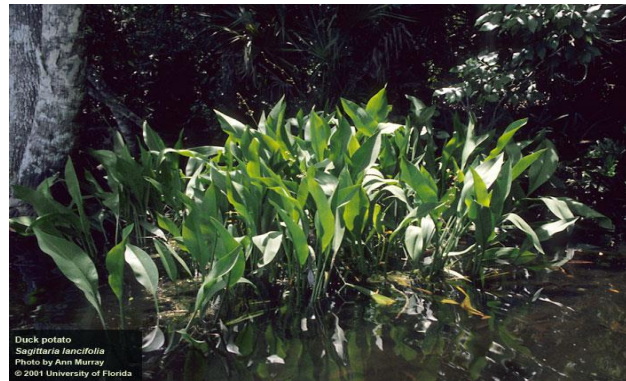
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## Recommended Florida Beneficial Aquatics For Your Pond Include:

### **Duck Potato -*Sagittaria lancifolia***

Duck potato is an immersed plant. Its large leaves and conspicuous flowers make it easy to find in the wild. Duck potato gets its name from its potato-like, underground corms that sometimes form. Duck potato has large, firm, lance-shaped leaves, which are typically four inches wide and up to two feet long. The leaf bases taper to the stem. The leaves grow as a fan-like rosette from underground rhizomes. Duck potato flowers are typical sagittaria flowers: showy and white, with three petals. Flowers are extended on thick stalks that are often a foot or more above the leaves.



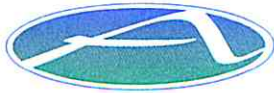
### **Pickerelweed - *Pontederia cordata***

Pickerelweed is a very common and widely recognized native. It occurs throughout Florida and flowers year-round. It is a prolific grower and can cover large areas. Pickerelweed typically grows to about 2 or 3 feet tall. Its leaves are large (up to 5 inches wide) and are usually twice as long. Leaf shapes are variable, but are usually lance-shaped.



The two plants above are what we recommend for your application...however, there are many other options for you to consider including: Spatterdock (yellow water lily), Jointed spike rush, and Thalia (fire flag). Feel free to contact me for additional information.





# 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
82521	6/15/2015	50% Deposit, Balance Due Net 30 Days.

### We are pleased to quote special pricing as follows

#### AQUASCAPING WITH FLORIDA NATIVE BENEFICIAL AQUATIC PLANTS.

Prices below include supply, delivery and installation of 2 species of Florida native aquatic plants. Arrowhead (*Sagittaria lancifolia*) and Pickerel Weed (*Pontederia cordata*). Plants are harvested bare root & approximately 18" to 24" in height. See attached information for more details on plant material and planting area's. Plants will be installed at 24" centers and planted at approximately 50% each of the above species in each pond, Note: price per plant is based on quantity discount, prices would change if fewer than 10,000 plants are approved.

Quantity	Description	Taxable	Unit Price	Extended Price
1200	Pond #100	No	\$0.70	\$840.00
1000	Pond #130	No	\$0.70	\$700.00
1900	Pond #190 A	No	\$0.70	\$1,330.00
10200	Pond # 210	No	\$0.70	\$7,140.00
250	Pond # 220	No	\$0.70	\$175.00
550	Pond # 230	No	\$0.70	\$385.00
600	Pond # 270 B	No	\$0.70	\$420.00
2400	Pond # 290	No	\$0.70	\$1,680.00
1375	Pond # 310	No	\$0.70	\$962.50
5500	Pond # 180	No	\$0.70	\$3,850.00
			Total	\$17,482.50

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

06-15-2015

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](http://www.aquagenixaquatics.com)

## **Tab 4**

# **CORDOBA RANCH CDD 6/23/15 MEETING**

## **REVIEW OF POND EASEMENTS**

Email from Todd Amaden:

Joe – regarding access to these ponds, following are my notes:

1. # 290: easement between Lots 1-2, Block 8 (includes pipe)
2. # 300: easement over pond...maintenance is CDD's responsibility
3. # 170: easement between Lots 25-26, Block 17 (includes pipe)
4. # 180: easements between Lots 12-13, Block 3; south of Lot 16 Block 3; Lots 2-3, Block 4; and Lots 4-5, Block 4 (all include pipe)
5. # 185: easements between Lots 12-13, Block 3; south of Lot 16 Block 3 (include pipes)
6. # 230: adjacent to the ROW (200' frontage)

If homeowners are erecting fences in these easements, then we need to notify them that they are prohibiting maintenance of the ponds. The plat does contain a note that says "drainage easements shall not contain permanent improvements, including....fences....". This note should also be on each deed of lots with drainage easements.

Please call me if you have any questions.

***Todd C. Amaden, P.E.***

***Vice President***

*Landmark Engineering & Surveying Corporation  
8515 Palm River Road  
Tampa, Florida 33619  
(813) 621-7841 #116  
(813) 621-6761 Fax*

## **Tab 5**



# PROPOSAL FOR LANDSCAPE AND IRRIGATION MAINTENANCE SPECIFICATION DEVELOPMENT

Presented to:  
Board of Supervisors

## CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT

Presented by:  
**RIZZETTA AMENITY SERVICES, INC.**

Tampa Office  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614  
(813) 933-5571

## SUMMARY OF SCOPE OF SERVICES

Rizzetta Amenity Services, Inc. ("Rizzetta") will perform the following scope of services.

### **1. Develop an Informal Request for Quotes (IRQ)**

Rizzetta will develop a customized IRQ document that will be sent to qualified landscape maintenance contractors. The IRQ will include specific contractor instructions regarding site visits, pricing instructions, quote forms, preparation and delivery. Also included will be the customized scope of work.

### **2. Develop Landscape and Irrigation Maintenance Services and Specifications.**

After meeting with appropriate on site personnel to ensure all site specific maintenance requirements are met, Rizzetta will tailor a detailed scope of work based on the Client's needs for the property(s) including maintenance specifications for turf, shrubs, trees, perennials and groundcovers. Additional specifications will be provided for proper fertilization and pest control based on Green Industries Best Management Practices (GIBMP), as well as inspection requirements for monthly irrigation wet checks.

### **3. Conduct and Administer Pre-Bid meeting with Contractors.**

### **4. Review Quotes and Submit Tabulation Summary**

After receipt of quotes, Rizzetta will prepare and submit a tabulation summary to the Client to assist in the evaluation.

**2014 LIST OF CLIENTS REQUESTING  
LANDSCAPE AND IRRIGATION MAINTENANCE SPECIFICATION  
DEVELOPMENT**

FishHawk Ranch I CDD & FishHawk Ranch II CDD, Lithia

Harbour Isles CDD, Apollo Beach

Cardel Villas HOA @ Covington Park

Harrison Ranch CDD, Parrish

Paseo CDD, Ft. Myers

Venetian CDD, Venice

Country Walk CDD, Wesley Chapel

Waterset North CDD, Apollo Beach

FishHawk IV CDD, Lithia

Watergrass I CDD & Watergrass II CDD, Wesley Chapel

K-Bar Ranch CDD, Tampa

GreyHawk Landing CDD, Bradenton

Bridgewater CDD, Wesley Chapel

Preserve of Wilderness Lake CDD, Land O' Lakes

LakeShore Ranch CDD, Land O' Lakes

Arlington Ridge CDD, Leesburg

Bay Breeze HOA @ Mirabay, Apollo Beach

Seven Oaks CDD, Wesley Chapel

Connerton West CDD, Land O'Lakes

Tara CDD, Bradenton

Belmont CDD, Riverview

Triple Creek CDD, Riverview

## FEES AND EXPENSES

1. Contractor Package Fees and Expenses:

All printing, postage, shipping and blueprinting costs necessary to perform the services are included.

Site maintenance exhibit to be provided by the Client.

2. All travel costs necessary to perform the services are included.

**Total Fee** for Landscape and Irrigation Maintenance Specification Development  
\$2000.

### Submitted

By: \_\_\_\_\_

Kelly Evans, Director

Rizzetta Amenity Services, Inc.

Date: May 27, 2015

### Accepted

By: \_\_\_\_\_

Print: \_\_\_\_\_

For: Cordoba Ranch Community Development District

Date: \_\_\_\_\_



## **Tab 6**

# **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT PROPOSED ENTRANCE GATE POLICIES**

## **GENERAL INFORMATION**

The virtual attendants will receive guests via the kiosk located at the Main gate. The guest, vehicle, and license plate are monitored with audio and video feeds, which are typically archived for approximately 30 days. Guests will need to utilize the left hand side of the entrance lane and pull up to the kiosk and wait for the attendant to acknowledge them.

## **GUEST ACCESS 6 a.m. to 11 p.m.**

Guests arriving between 6 a.m. and 11 p.m. will be asked to provide identification and the name of the resident they are visiting. If the guest refuses to provide identification or the name of the resident they are visiting, the virtual attendants will make a note with the time and date in the log book, and will permit the guest to enter.

## **GUEST ACCESS 11 p.m. to 6 a.m.**

Only guests who have been registered by a resident will be provided access between 11 p.m. and 6 a.m. The virtual attendants will ask guests to provide identification and the name of the resident they are visiting. In the event a guest is not registered and upon request by the guest, the virtual attendant may contact the resident using the contact information on file with the virtual attendant or verify the identity of the resident using the PIN issued to the resident. If the resident is unavailable by phone, the guest will be denied access.

## **GATE ARMS**

The District Manager is authorized to modify the hours the gate arms remain open during the day at the direction of the Board of Supervisors.

## **LOSS OF POWER OR INTERNET OR GATE MALFUNCTION**

In the event of a loss of power, the gates open automatically to allow for free entrance and exit of all vehicles. The gates will also open should internet service be lost.

In the event the entrance or exit gates malfunction (e.g., fail to open or close all the way, or open and close continually), or if the video kiosk is not working, the Cordoba Ranch CDD District Manager should be contacted at 813-933-5571.

## **Tab 7**

# **CORDOBA RANCH COMMUNITY DEVELOPMENT DISTRICT PROPOSED ENTRANCE GATE ACCESS STICKER POLICY**

## **DISTRIBUTION OF GATE ACCESS WINDSHIELD STICKERS**

Three (3) Gate Access Windshield Stickers (“stickers”) will be issued to the owner of each home. Additional stickers may be purchased at a cost of \$25.00 per sticker. Residents may purchase up to two (2) additional stickers, for a maximum issued of five (5) per home. Stickers can only be purchased for individuals that reside in the same address as the homeowner, and they must have a registered vehicle at that same address. In the event you sell your vehicle, you should remove the sticker from the vehicle and purchase a new one for your replacement vehicle, as the stickers are not transferable from one vehicle to another. Replacement stickers will only be issued if the resident notifies the office of the District Manager of the sticker number that will be replaced. This will ensure that Envera can deactivate the original sticker before the replacement has been issued and activated.

When purchasing additional or replacement sticker(s), a check or money order (no cash) for \$25.00 must be written out to “Cordoba Ranch CDD” and can either be mailed or delivered in person to the office of the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, FL 33614. Proof of residency will be required to purchase additional stickers, such as a utility bill showing your name and Cordoba address, or a home lease showing your name and Cordoba address. Upon receipt of the check or money order, the sticker(s) will be mailed to the resident via standard mail, or they can be issued or picked up at the office of the District Manager at the address provided above.

## **Tab 8**



*Craig Latimer*  
**Supervisor of Elections**

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April 15, 2015

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

Mr. Roethke,

As per F.S. 190.006, below is the number of qualified registered electors you requested for the listed Community Development District as of April 15, 2015.

Community Development District	Number of Registered Electors
Belmont CDD	427
Cordoba Ranch CDD	51
Covington Park CDD	2078
Forest Brooke CDD	0
K-Bar Ranch CDD	503
Triple Creek CDD	289
Waterset North CDD	366

If you have any questions, please feel free to contact me at (813) 384-3944 or [ccampbell@hcsoe.org](mailto:ccampbell@hcsoe.org).

Respectfully,

A handwritten signature in cursive script that reads "Chelsea Campbell".

Chelsea Campbell  
Candidate Services Liaison