

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

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

November 3, 2021

**Board of Supervisors
Concord Station Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Concord Station Community Development District will be held on **Thursday, November 11, 2021 at 10:00 a.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638**. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Deputy Update
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on October 14, 2021 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for September 2021 Tab 2
- 5. BUSINESS ITEMS**
 - A. Discussion Regarding Fitness Center
 - B. Consideration of Janitorial Services Proposals Tab 3
 - C. Consideration of Contractual Assignment of RTS Contract..... Tab 4
 - D. Consideration of Contractual Assignment of RASI Contract..... Tab 5
 - E. Presentation of EGIS Site Visit Report..... Tab 6
- 6. STAFF REPORTS (CONTINUED)**
 - A. District Engineer
 - B. District Counsel
 - C. Field Operations Manager
 - i. Aquatics Report Tab 7
 - ii. Field Inspection Report Tab 8
 - iii. Greenview Weekly Reports..... Tab 9
 - D. Clubhouse Manager
 - i. Review Monthly Clubhouse Report..... Tab 10
 - E. District Manager Tab 11
- 7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

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

Sincerely,
Debby Wallace
Debby Wallace
District Manager

Tab 1

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
October 14, 2021 Minutes of Meeting
Page 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.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Concord Station Community Development District was held on **Thursday, October 14, 2021 at 10:02 a.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

Steven Christie	Board Supervisor, Chairman
Fred Berdeguez	Board Supervisor, Vice Chairman
Karen Hillis	Board Supervisor, Assistant Secretary (via conference call)
Jerica Ramirez	Board Supervisor, Assistant Secretary (via conference call)
Donna Matthias-Gorman	Board Supervisor, Assistant Secretary

Also present were:

Debby Wallace	District Manager, Rizzetta & Co., Inc.
John Vericker	District Counsel, Straley Robin Vericker
Stephen Brletic	District Engineer, JMT Engineering
Michael Speidel	Clubhouse Mgr., Rizzetta Amenity Services
Nick Margo	Representative, Solitude
Deputy Phillips	Representative, Pasco County Sheriff's Office

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Wallace called the meeting to order and performed the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member addressed the Board regarding pond W18.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
October 14, 2021 Minutes of Meeting
Page 2

THIRD ORDER OF BUSINESS

Staff Reports

A. Deputy Update

Deputy Phillips provided his report to the Board.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
September 9, 2021**

The Board approved the Minutes from the Board of Supervisors' Meeting held on September 9, 2021.

On a Motion by Mr. Christie, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on September 9, 2021, as presented, for the Concord Station Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
2021**

On a Motion by Mr. Berdeguez, seconded by Mr. Christie, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for August 2021 (\$87,993.61), for the Concord Station Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Trinity Cottage
Amenities Volleyball Court**

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved the Sports Surfaces proposal in the amount of \$34,500.00, for the Concord Station Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Children's Area
Recommendation**

On a Motion by Ms. Matthias-Gorman, seconded by Ms. Ramirez, with all in favor, the Board of Supervisors approved Option B with a not-to-exceed amount of \$6,000.00, for the Concord Station Community Development District.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
October 14, 2021 Minutes of Meeting
Page 3

EIGHTH ORDER OF BUSINESS

Consideration of Site L5 Planting Proposal

On a Motion by Mr. Christie, seconded by Ms. Ramirez, with all in favor, the Board of Supervisors approved the Solitude L5 Planting proposal in the amount of \$560.00, for the Concord Station Community Development District.

NINTH ORDER OF BUSINESS

Consideration of All About Food Trucks Agreement

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with four in favor, and Ms. Hillis opposed, the Board of Supervisors approved the agreement for All About Food Trucks, without the requirement to provide 10% of revenue to the CDD, for the Concord Station Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Fitness Equipment Proposal

On a Motion by Mr. Christie, seconded by Ms. Matthias-Gorman, with all in favor, the Board approved the FitRev proposal totaling \$20,857.49, removing the \$1,000.00 credit for turning in existing equipment, for the Concord Station Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Easement Applications

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved Easements for 18745 Burndall Court, 4239 Shrewbury Place and 18002 Glastonbury Lane, for the Concord Station Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Solar Structure Conceptual Design

On a Motion by Mr. Berdeguez, seconded by Ms. Ramirez, with all in favor, the Board of Supervisors approved the proposal subject to lowering the angle of the roof (flatter roof line), for the Concord Station Community Development District.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
October 14, 2021 Minutes of Meeting
Page 4

THIRTEENTH ORDER OF BUSINESS **Consideration of Updated Pool & Splash Pad Maintenance Agreement**

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the contract with Sun Coast Pool Service, with a revised cost of \$2,000.00, for the Concord Station Community Development District.

FOURTEENTH ORDER OF BUSINESS **Discussion of Swine Solutions**

On a Motion by Mr. Christie, seconded by Ms. Hillis, with all in favor, the Board of Supervisors approved to cancel the agreement with Swine Solutions LLC with a 15-day termination notice, for the Concord Station Community Development District.

FIFTEENTH ORDER OF BUSINESS **Consideration of Deposit for Unique Landscaping**

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the \$30,000.00 deposit for the Unique Landscaping contract, for the Concord Station Community Development District.

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$2,000.00 for additional permitting costs and to enter into an agreement with Beatty Construction, for the Concord Station Community Development District.

SIXTEENTH ORDER OF BUSINESS **Staff Reports (Continued)**

A. District Engineer

Mr. Brletic discussed the water features for the Pocket Parks.

Mr. Brletic provided an update on the Welcome signs, electrical requirements for pond aeration, drainage on Enclave, and reported that two (2) inspections for SWFWMD had been completed.

B. District Counsel

Mr. Vericker reviewed the new stormwater Florida Statue bill recently approved.

C. Field Operations Manager

i. Aquatics Report

Mr. Margo presented the aquatic report to the Board. He reviewed a proposal for stocking pond W18 with mosquito fish. The Board requested an updated proposal that includes pond W8 also.

Mr. Margo will also send details of addresses of residents that are obstructing pond access.

ii. Field Inspection Report

Ms. Wallace presented the field inspection report to the Board.

iii. Greenview weekly reports

The Board reviewed the weekly reports from Greenview.

On a Motion by Mr. Berdeguez, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors ratified a landscape proposal to install irrigation driplines for \$500.00, for the Concord Station Community Development District.

On a Motion by Mr. Berdeguez, seconded by Mr. Christie, with all in favor, the Board of Supervisors ratified a landscape proposal for \$1,200.00 to remove 3 pine trees, for the Concord Station Community Development District.

D. Clubhouse Manager

Mr. Speidel presented the monthly Clubhouse Report to the Board. Mr. Speidel presented proposals from Stanley Steemer for \$2,415.75 to clean the clubhouse flooring and Outdoor Furniture to restrap pool furniture for \$2,350.00.

On a Motion by Mr. Berdeguez, seconded by Ms. Hillis, with all in favor, the Board of Supervisors approved proposals from Stanley Steemer for \$2,415.75 and Outdoor Furniture for \$2,350.00, for the Concord Station Community Development District.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
October 14, 2021 Minutes of Meeting
Page 6

E. District Manager

Ms. Wallace reminded the Board that the next meeting is scheduled for November 11, 2021 at 10:00 a.m. Ms. Wallace stated that staff will collect proposals for janitorial services.

On a Motion by Mr. Christie, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Poop 911 annual renewal for \$5,446.98, for the Concord Station Community Development District.

SEVENTEENTH ORDER OF BUSINESS Audience Comments

An audience member addressed the Board regarding an update on Drexel Gaga Ball Court.

EIGHTEENTH ORDER OF BUSINESS Supervisor Requests

Mr. Christie inquired about sealing the playground equipment.

NINETEENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Berdeguez, seconded by Ms. Mattias-Gorman, the Board of Supervisors adjourned the meeting at 12:08 p.m., for the Concord Station Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

Concord Station Community Development District

District Office · Wesley Chapel, Florida · (813)-994-1001

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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Operations and Maintenance Expenditures September 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2021 through September 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$162,795.38**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clean Sweep Supply Co., Inc.	004048	1093	Janitorial Supplies 07/21	\$ 499.35
Clean Sweep Supply Co., Inc.	004064	1537	Janitorial Supplies 08/21	\$ 679.80
Concord Station CDD	CD126	CD126	Debit Card Replenishment	\$ 1,204.17
DCSI, Inc.	004100	28971	Monthly Monitoring 09/21	\$ 49.99
Donna Matthias-Gorman	004068	DM090921	Board Of Supervisors Meeting 09/09/21	\$ 200.00
Duke Energy	004093	55585 50570 08/21	0000 Trinity Cottage Drive Light 08/21	\$ 10.57
Duke Energy	004093	62120 25142 08/21	10920 State Road 54 Lite 08/21	\$ 75.55
Duke Energy	004071	Summary Bill 08/21	Summary Bill 08/21	\$ 4,342.06
Egis Insurance Advisors LLC	004079	13971	Policy#100121607 Renew Period 10/01/21-10/01/22	\$ 19,496.00
Elliot Smith	004074	101521	Family Magic Show 10/21	\$ 255.00
Elliot Smith	004083	Speidel-101521	Family Magic Show 10/21	\$ 255.00
First Pinoy Inc	004089	843	Replace Condenser Fan Motor 09/21	\$ 998.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	004078	61-8017248652-6 08/21	Sales & Use Tax 08/21	\$ 121.68
Fred Berdeguez	004062	FB090921	Board Of Supervisors Meeting 09/09/21	\$ 200.00
Frontier Communications of Florida	004054	813-909-4569-121718-5 09/21	Account #813-909-4569-121718-5 09/21	\$ 600.70
Greenview Landscaping, Inc.	004101	6CCSDREB21	Irrigation Repairs 09/21	\$ 1,200.00
Greenview Landscaping, Inc.	004101	8CCSAMLAN21	Irrigation Repairs 09/21	\$ 2,400.00
Greenview Landscaping, Inc.	004101	9CCLHOU21	Monthly Landscape Maintenance 09/21	\$ 1,100.00
Greenview Landscaping, Inc.	004101	9CCSM021	Monthly Landscape Maintenance 09/21	\$ 19,000.00
Greenview Landscaping, Inc.	004101	9CCSTREEAT	Irrigation Repairs 09/21	\$ 2,100.00
IGD Services, Inc.	004056	5499	Construction - Marquee Trellis Repair Longwood/Trilby 07/21	\$ 11,520.00
Illuminations Holiday Lighting	004057	Illuminations 083021	Holiday Lighting 08/21	\$ 8,900.00
Jani-King of Tampa Bay	004091	1-432964	Monthly Cleaning Service 09/21	\$ 250.00
Jerica Ramirez	004073	JR090921	Board Of Supervisors Meeting 09/09/21	\$ 200.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Johnson, Mirmiran & Thompson, Inc.	004080	24-180537	Engineer Services 08/21	\$ 3,388.09
Karen Hillis	004066	KH090921	Board Of Supervisors Meeting 09/09/21	\$ 200.00
Mr. Electric of Land O' Lakes	004082	Speidel-091621	Electric Work for Party Room + Game Room 09/21	\$ 1,260.00
Pasco County	004069	15433569	18636 Mentmore Blvd 08/21	\$ 567.24
Pasco County	004069	15433570	19322 Umberland Place 08/21	\$ 9.99
Pasco County BOCC	004086	092721 Pasco	Permit Fee For Permit #21b15403	\$ 352.00
Pasco County BOCC	004087	092721-1 Pasco	Permit Fee For Permit #21b15275	\$ 326.06
Pasco County BUCC	004084	081921 Pasco	ROW Permit Fees	\$ 400.00
Paul Campuzano	004047	Campuzano-072421	DJ for Summer End Pool Party 07/21	\$ 450.00
PC Consultants	004092	107550	Toner for Laser Jet 09/21	\$ 883.00
Piper Fire Protection, Inc.	004070	93381	Backflow Repairs per Quote 35572 09/21	\$ 370.92
Piper Fire Protection, Inc.	004070	93554	Sprinkler Repairs Per Quote #35572 09/21	\$ 205.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	004072	INV0000061123	District Management Fees 09/21	\$ 6,126.34
Rizzetta Amenity Services	004050	INV00000000009040	Amenity Management Services 08/20/21	\$ 6,441.61
Rizzetta Amenity Services	004081	INV00000000009063	Amenity Management Services 09/03/21	\$ 7,486.60
Rizzetta Amenity Services	004081	INV00000000009084	Out of Pocket Expenses 08/21	\$ 191.30
Rizzetta Amenity Services	004081	INV00000000009109	Amenity Management Services 09/17/21	\$ 6,971.97
Rizzetta Technology Services, LLC	004058	INV0000007897	Email Accounts, Admin & Maintenance 09/21	\$ 175.00
Sitex Aquatics LLC	004102	5354B	Balance Due For Fountain Pump 09/21	\$ 3,803.00
Solitude Lake Management LLC	004103	PI-A00650009	Lake & Pond Maintenance 08/21	\$ 466.83
Solitude Lake Management LLC	004059	PI-A00650010	Lake & Pond Maintenance 08/21	\$ 5,497.36
Solitude Lake Management LLC	004051	PI-A00657309	Lake & Pond Maintenance 06/21	\$ 2,595.00
Solitude Lake Management LLC	004051	PI-A00657310	Lake & Pond Maintenance 07/21	\$ 2,595.00
Solitude Lake Management LLC	004051	PI-A00657311	Lake & Pond Maintenance 08/21	\$ 2,595.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Solitude Lake Management LLC	004059	PI-A00657312	Lake & Pond Water Quality Testing Services 04/01/21-	\$ 3,479.00
Solitude Lake Management LLC	004103	PI-A00667896	Lake & Pond Maintenance 09/21	\$ 6,247.00
Solitude Lake Management LLC	004103	PI-A00667897	Lake & Pond Maintenance 09/21	\$ 513.00
Solitude Lake Management LLC	004103	PI-A00667898	Lake & Pond Maintenance 09/21	\$ 2,595.00
Solitude Lake Management LLC	004059	SMOR-503866	Solar Aeration Installation 08/21	\$ 4,961.00
Steven A. Christie	004063	SC090921	Board Of Supervisors Meeting 09/09/21	\$ 200.00
Straley Robin Vericker	004052	20174	Legal Services 07/21	\$ 3,708.65
Straley Robin Vericker	004052	20175	Legal Services 08/21	\$ 4,180.00
Straley Robin Vericker	004052	20176	Legal Services - Easement Encroachment 08/21	\$ 492.15
Straley Robin Vericker	004096	20317	Legal Services 09/21	\$ 2,287.50
Straley Robin Vericker	004096	20318	Legal Services - Easement Encroachment 09/21	\$ 33.50
Suncoast Pool Service	004097	7541	Monthly Pool Service 09/21	\$ 2,000.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2021 Through September 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Rust Control, Inc.	004060	03750	Rust Control 08/21	\$ 1,035.00
Swine Solutions LLC	004053	013	Monthly Trapping Service 08/21	\$ 1,650.00
Times Publishing Company	004098	0000182666 09/15/21	Account #121715 Legal Advertising 09/21	\$ 126.40
Tropicare Termite & Pest Control Inc.	004099	190063 072621	Perimeter Treatments (Bait) 07/21	\$ 110.00
Tropicare Termite & Pest Control Inc.	004099	190063 082421	Set Rodent Traps 08/21	\$ 110.00
Waste Management Inc. of Florida	004077	0677678-1568-0	Waste Disposal Services 09/21	\$ 52.00
Report Total				<u>\$ 162,795.38</u>

Tab 4

**CONSENT TO ASSIGNMENT OF THE
CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES BY
AND BETWEEN CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
AND RIZZETTA TECHNOLOGY SERVICES, LLC. TO
RIZZETTA & COMPANY**

THIS ASSIGNMENT AND AMENDMENT (“Assignment”) is made and entered into this 11th day of November, 2021 by and between, Rizzetta Technology Services, LLC. Whose mailing address is 3434 Colwell Ave., Suite 200, Tampa, FL, 33614 (“**Assignor**”); and Rizzetta & Company, a Florida Corporation, whose mailing address is 3434 Colwell Ave, Suite 200, Tampa FL 33614 (“**Assignee**”); and Concord Station Community Development District a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County Florida, whose address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 (the “**District**”).

RECITALS

WHEREAS, Assignor and the District previously entered into that certain *Professional Technology Services contract*, dated August 9, 2019, (the “**Agreement**”); and

WHEREAS, on January 1, 2022, Assignee will consolidate multiple legal entities with common and exclusive ownership under the single organization (Assignee) and Assignor is one such entity resulting in Assignor being assimilated into Assignee, and such assignment requires written approval from the District to be effective; and

WHEREAS, Assignor and the District hereby recognize and agree that the Assignor’s rights and obligations under the Agreement could be assigned to a third party pursuant to Section XIV of the Agreement; and

WHEREAS, Assignor desires to assign all of its rights and obligations under the Agreement, as amended by this instrument, to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment; and

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District, Assignee, and Assignor agree as follows:

- 1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Assignment.
- 2. DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT.** The District consents to Assignor’s assignment of the Agreement to Assignee.



Rizzetta & Company

3. ASSIGNEE'S ACCEPTANCE OF LIABILITY. Assignee agrees to assume any and all debts, obligations and liabilities of Assignor present and future, arising out of or related to the Agreement.

4. NOTICES. Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered to the Assignee as follows:

A. If to the District: Concord Station Community Development District
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Attn: District Manager

With a copy to: Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606
Attn: District Counsel

B. If to Assignee: Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, Florida 33614
Attn: CDD Legal

5. COUNTERPARTS. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

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Rizzetta & Company

IN WITNESS WHEREOF, the parties have executed this Assignment effective as of the date set forth above.

Concord Station Community Development District

By: _____
Print Name: _____
Its: Chairman or Vice-Chairman

Assignor: Rizzetta Technology Services, LLC.

By: William J. Rizzetta
Print Name: William J. Rizzetta
Its: President

Assignee: Rizzetta & Company, Inc.

By: William J. Rizzetta
Print Name: William J. Rizzetta
Its: President



Rizzetta & Company

Tab 5

**CONSENT TO ASSIGNMENT OF THE
CONTRACT FOR PROFESSIONAL AMENITY SERVICES BY
AND BETWEEN CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
AND RIZZETTA AMENITY SERVICES, INC. TO
RIZZETTA & COMPANY, INC.**

THIS ASSIGNMENT AND AMENDMENT (“Assignment”) is made and entered into this 11th day of November, 2021 by and between, Rizzetta Amenity Services, Inc. whose mailing address is 3434 Colwell Ave., Suite 200, Tampa, FL, 33614 (“**Assignor**”); and Rizzetta & Company, a Florida Corporation, whose mailing address is 3434 Colwell Ave, Suite 200, Tampa FL 33614 (“**Assignee**”); and Concord Station Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, whose address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 (the “**District**”).

RECITALS

WHEREAS, Assignor and the District previously entered into the certain *Professional Amenity Services contract*, dated December 1, 2018, (the “**Agreement**”); and

WHEREAS, on January 1, 2022, Assignee will consolidate multiple legal entities with common and exclusive ownership under the single organization (Assignee) and Assignor is such entity resulting in Assignor being assimilated into Assignee, and such assignment requires written approval from the District to be effective; and

WHEREAS, Assignor and the District hereby recognize and agree that the Assignor’s rights and obligations under the Agreement could be assigned to a third party pursuant to Section XIV of the Agreement; and

WHEREAS, Assignor desires to assign all of its rights and obligations under the Agreement, as amended by this instrument, to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment; and

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District, Assignee, and Assignor agree as follows:

- 1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Assignment.
- 2. DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT.** The District consents to Assignors’ assignment of the Agreement to Assignee.



Rizzetta & Company

3. ASSIGNEE'S ACCEPTANCE OF LIABILITY. Assignee agrees to assume any and all debts, obligations and liabilities of Assignor present and future, arising out of or related to the Agreement.

4. NOTICES. Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered to the Assignee as follows:

A. If to the District: Concord Station Community Development District
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Attn: District Manager

With a copy to: Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606
Attn: District Counsel

B. If to Assignee: Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, Florida 33614
Attn: CDD Legal

5. COUNTERPARTS. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

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Rizzetta & Company

IN WITNESS WHEREOF, the parties have executed this Assignment effective as of the date set forth above.

Concord Station Community Development District

By: _____
Print Name: _____
Its: Chairman or Vice Chairman

Assignor: Rizzetta Amenity Services, Inc.

By: William J. Rizzetta
Print Name: William J. Rizzetta
Its: President

Assignee: Rizzetta & Company, Inc.

By: William J. Rizzetta
Print Name: William J. Rizzetta
Its: President



Rizzetta & Company