



Rizzetta & Company

Concord Station Community Development District

**Board of Supervisors'
Meeting
November 9, 2023**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

www.concordstationcdd.com

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AGENDA

Concord Station Clubhouse, 18636 Mentmore Boulevard, Land O' Lakes, FL 34638
www.concordstationcdd.com

District Board of Supervisors	Jessica LaBarbera	Chairman
	Randall Griffin	Vice Chairman
	Fred Berdeguez	Assistant Secretary
	Angel Rivera	Assistant Secretary
	Donna Matthias-Gorman	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin Vericker
District Engineer	Phil Chang	Johnson Engineering, Inc.

All Cellular phones and pagers must be turned off during the meeting.

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

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

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

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 1, 2023

**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 9, 2023 at 6:30 p.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
 - B. District Engineer
 - C. District Counsel
 - D. Field Operations Manager
 - i. Aquatics Report Tab 1
 - ii. Yearly Assessment Aquatics Report..... Tab 2
 - iii. Landscape Inspection Services Report (under separate cover)
 - E. Clubhouse Manager
 - i. Review Monthly Clubhouse Report..... Tab 3
 - District Manager Tab 4
 - i. Presentation of Website Compliance Report..... Tab 5
- 2. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on October 12, 2023 Tab 6
 - B. Consideration of Operation and Maintenance Expenditures for September 2023..... Tab 7
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2024-01; Amended Budget Tab 8
 - B. Discussion of Current Employee Policy
 - C. Discussion of Amenities Policy Tab 9
 - D. Discussion of Meeting Times
 - E. Discussion of CDD Website
 - F. Discussion of Pool Closing Hours
 - G. Discussion of Welcome Sign
- 6. AUDIENCE COMMENTS**
- 7. 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,

Daryl Adams

Daryl Adams
District Manager

Tab 1

SOLITUDE

LAKE MANAGEMENT



Concord Station CDD (The Manors & Waterford) Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 2023-10-11

Prepared for:

Debby Bayne-Wallace
Rizzetta & Company
12750 Citrus Park Lane #115
Tampa, FL 33625

Prepared by:

Nick Margo, Aquatic Biologist

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SITE ASSESSMENTS

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SITE MAP 8

F1

Comments:

Normal growth observed
The water level is receding and there is some exposed submersed vegetation growth that will require an herbicide application.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



F2

Comments:

Site looks good
The water level is receding but the site remains in good condition with no noted nuisance weeds or algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



F3

Comments:

Site looks good
The site is still in good condition with no nuisance weeds and a healthy monoculture of native, beneficial Gulf Spikerush along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



F4

Comments:

Requires attention
The shrubs installed in the easement are blocked access to the site and the other homeowner has asked us not to encroach on their mulch bed in the past.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



F5

Comments:

Site looks good
The site is in good condition with no nuisance shoreline weeds or algae. The water level has receded quite a bit recently.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



M1

Comments:

Site looks good
The site has no water. The march 2022 pictured is really this year.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: M2

Comments:

Site looks good
The site remains in good condition with no noted algae or shoreline weeds. As you can see from the exposed Chara, the water level has dropped recently.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: M3

Comments:

Site looks good
The site remains in good condition with minimal nuisance vegetation and no noted algae.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: M4

Comments:

Site looks good
The canal remains in good condition with minimal nuisance species regrowth encroaching from the wooded side. The water level has receded recently.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: S21

Comments:

Site looks good

The flow structure remains clear of debris and has some decaying vegetation from a recently weed treatment.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

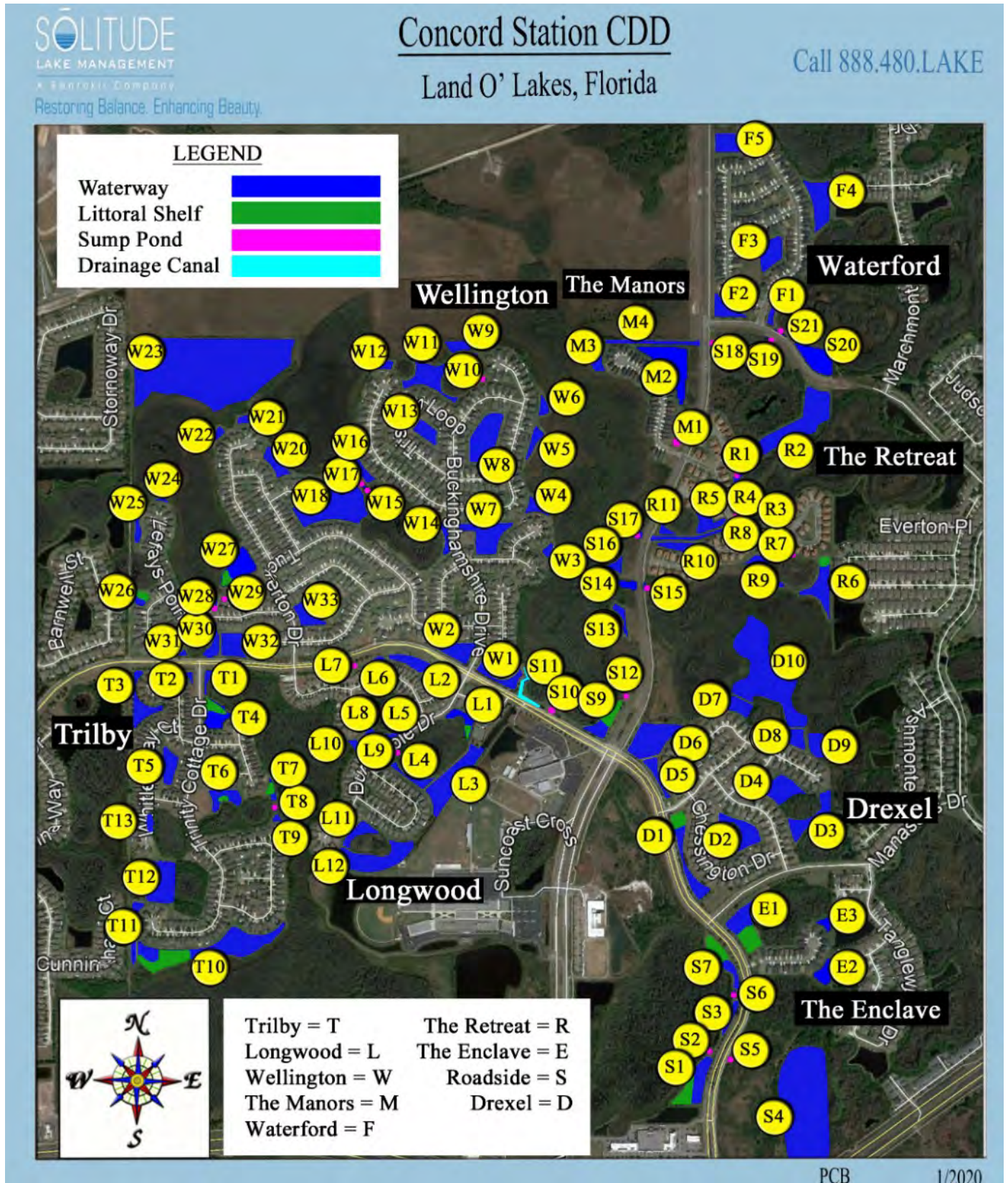
We got a little rain the day after the inspection so things might have a bit more water now than pictured. However, at the time of the inspection, F1 was the only site that had issues and that was from it lacking rain. If you look above I note it has some submersed vegetation that is topping out from the water level going down.

No other issues were noted. Most of the sites have minimal nuisance weeds and algae currently in this section of Concord Station.

The only other thing to note is the easements to site F4 are still blocked. I have included pictures of both. Obviously there is no way to move a utility box so the shrubs that went up in the other easement was the way were were accessing this large site.

Thank You For Choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
F1	Normal growth observed	Submersed vegetation	Routine maintenance next visit
F2	Site looks good	Species non-specific	Routine maintenance next visit
F3	Site looks good	Species non-specific	Routine maintenance next visit
F4	Requires attention	Species non-specific	Routine maintenance next visit
F5	Site looks good	Species non-specific	Routine maintenance next visit
M1	Site looks good	Species non-specific	Routine maintenance next visit
M2	Site looks good	Species non-specific	Routine maintenance next visit
M3	Site looks good	Species non-specific	Routine maintenance next visit
M4	Site looks good	Species non-specific	Routine maintenance next visit
S21	Site looks good	Species non-specific	Routine maintenance next visit



Tab 2

Concord Station CDD

Enhanced Waterbody Assessment

Sample Date: 17 Aug 2023

Report Date: 24 Aug 2023

Field Biologist: Nick Margo
Lab Scientist: Haley Canady



Site #F1	2
Site #S16	3
Site #W14	4
Site #W7	5
Glossary	6

SOLITUDE
LAKE MANAGEMENT

888.480.LAKE (5253)

Solitudelakemanagement.com

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Enhanced Waterbody Assessment: Concord Station CDD, Site #F1

Sample Date: 17 Aug 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	43	40	Healthy
Nitrogen, Total	<1,200 ppb	> 2,000	1,210	1,260	Healthy
Ammonia	< 100 ppb	> 250	261	312	High
Conductivity	< 1,200 uS/cm	NA	184	183	Healthy
Alkalinity, Total	> 80 ppm	<40	68	68	Low
Turbidity	< 5 NTU	>10	5.2	4.9	Borderline
pH	6.5 - 8.5	NA	7.1	7.1	Healthy
Secchi reading	> 4 feet	NA	3		Low



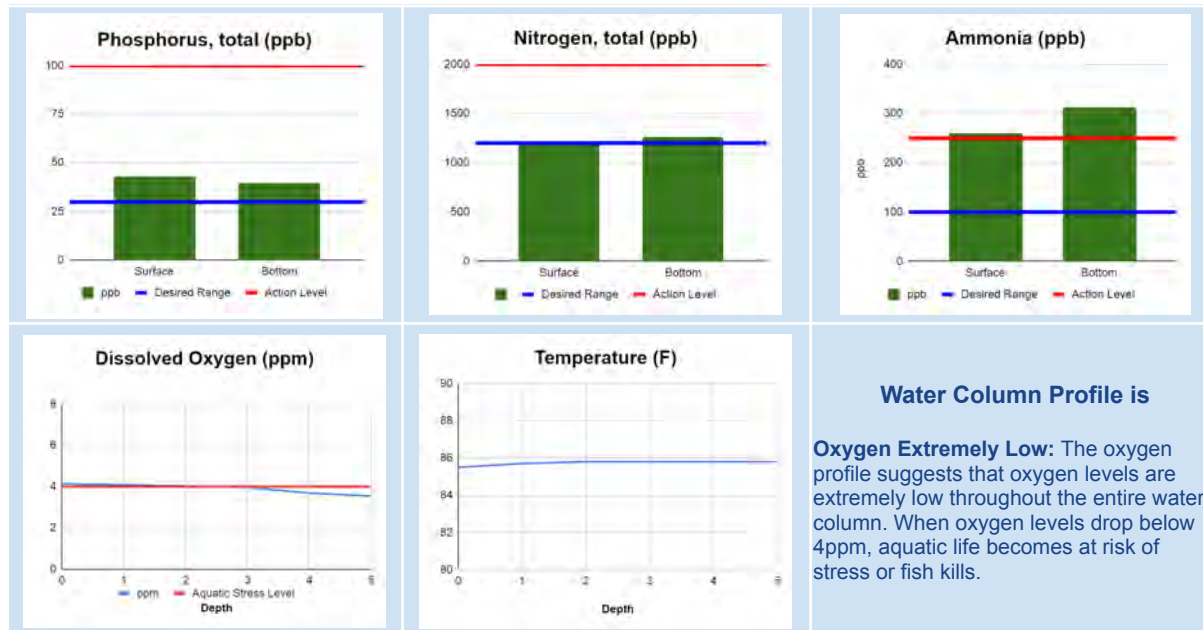
Acres: 0.35
Average Depth (feet): 3.5

Observations

Water quality analysis suggests that this site is experiencing elevated ammonia levels. Ammonia is a byproduct of organic matter decomposition. It is common for ammonia to accumulate under low-oxygen conditions or from recent runoff events. Elevated ammonia may cause toxicity issues for aquatic life. Alkalinity at this site is slightly low. Alkalinity is a measure of the buffering capacity of the waterbody. Lakes with low alkalinity are susceptible to stronger swings in pH. Some aquatic organisms are very susceptible to drastic pH swings. Higher alkalinity levels support stronger fisheries.

Recommendations

- Aeration for increased dissolved oxygen
- Ammonia reduction
- Liming for increased alkalinity
- Watershed management
- Ongoing water quality monitoring



Enhanced Waterbody Assessment: Concord Station CDD, Site #S16

Sample Date: 17 Aug 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	32	36	Healthy
Nitrogen, Total	<1,200 ppb	> 2,000	750	680	Healthy
Ammonia	< 100 ppb	> 250	61	46	Healthy
Conductivity	< 1,200 uS/cm	NA	78	72	Healthy
Alkalinity, Total	> 80 ppm	<40	27	37	Low
Turbidity	< 5 NTU	>10	4.3	4.6	Healthy
pH	6.5 - 8.5	NA	7.1	7.1	Healthy
Secchi reading	> 4 feet	NA	3		Low



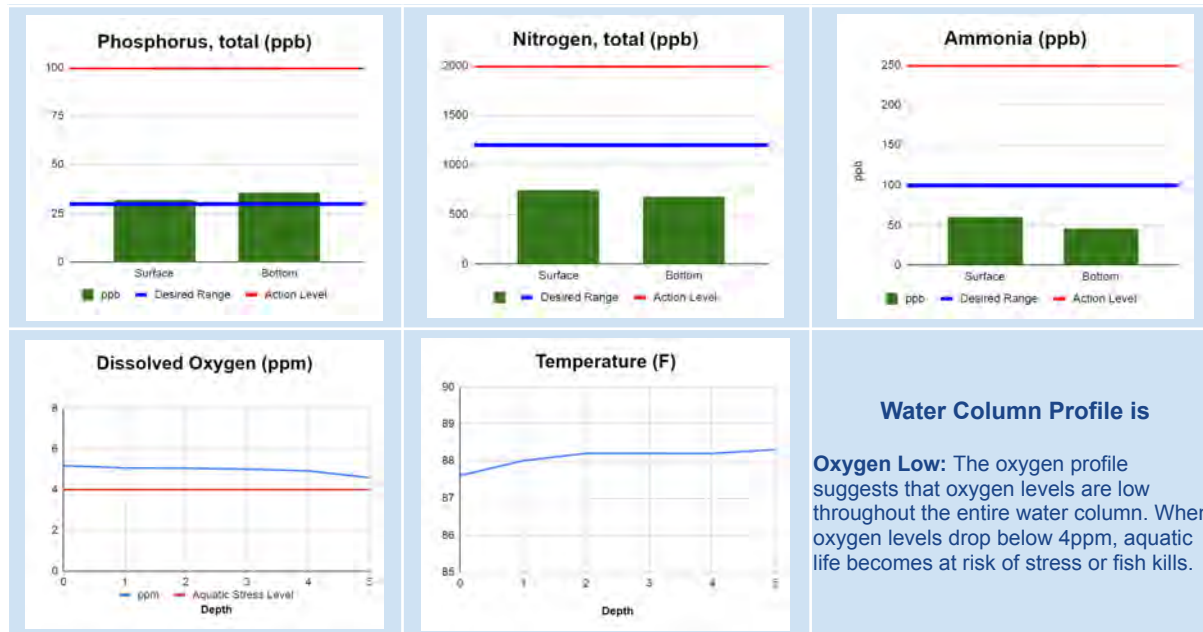
Acres: 0.24
Average Depth (feet): 3.5

Observations

Alkalinity at this site is low. Alkalinity is a measure of the buffering capacity of the waterbody. Lakes with low alkalinity are susceptible to stronger swings in pH. Some aquatic organisms are very susceptible to drastic pH swings. Higher alkalinity levels support stronger fisheries.

Recommendations

- Aeration for increased dissolved oxygen
- Liming for increased alkalinity
- Watershed management
- Ongoing water quality monitoring



Enhanced Waterbody Assessment: Concord Station CDD, Site #W14

Sample Date: 17 Aug 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	110	104	High
Nitrogen, Total	<1,200 ppb	> 2,000	910	1,000	Healthy
Ammonia	< 100 ppb	> 250	95	73	Healthy
Conductivity	< 1,200 uS/cm	NA	147	144	Healthy
Alkalinity, Total	> 80 ppm	<40	32	31	Low
Turbidity	< 5 NTU	>10	4.2	4.1	Healthy
pH	6.5 - 8.5	NA	6.8	6.8	Healthy
Secchi reading	> 4 feet	NA	3		Low



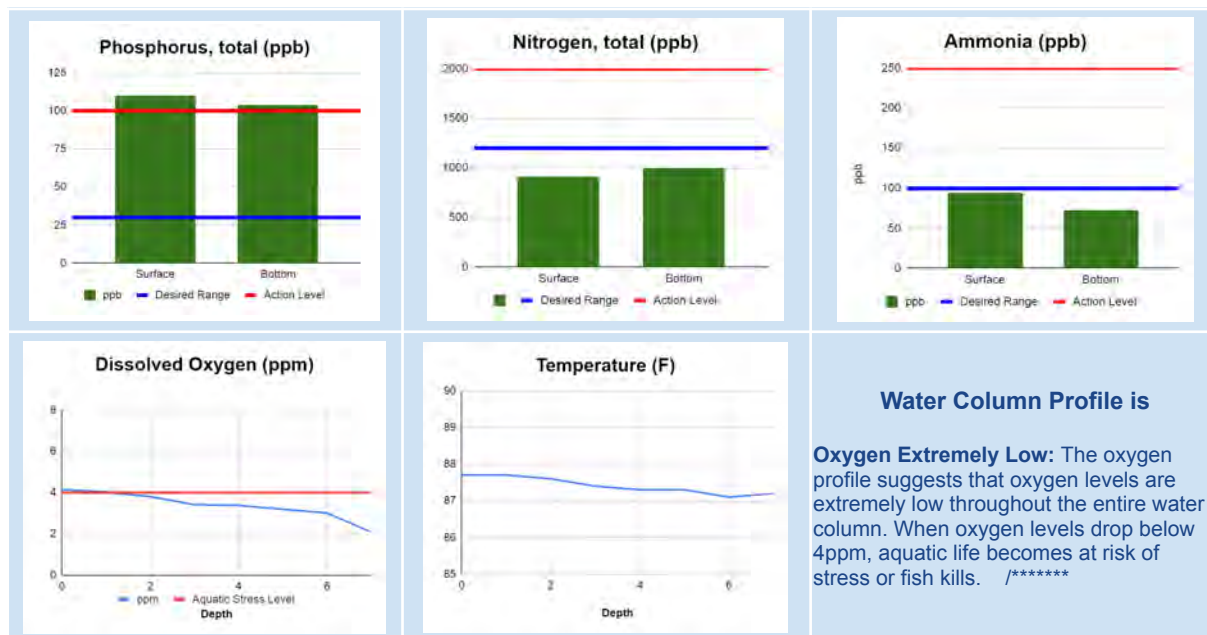
Acres: 0.33
Average Depth (feet): 4

Observations

Water quality data suggests that this site is experiencing elevated phosphorus levels. Lakes with high nutrient concentrations are likely to become an unbalanced ecosystem. This can lead to a variety of negative effects including, but not limited to, foul odors, reduced clarity, etc. Alkalinity at this site is low. Alkalinity is a measure of the buffering capacity of the waterbody. Lakes with low alkalinity are susceptible to stronger swings in pH. Some aquatic organisms are very susceptible to drastic pH swings. Higher alkalinity levels support stronger fisheries.

Recommendations

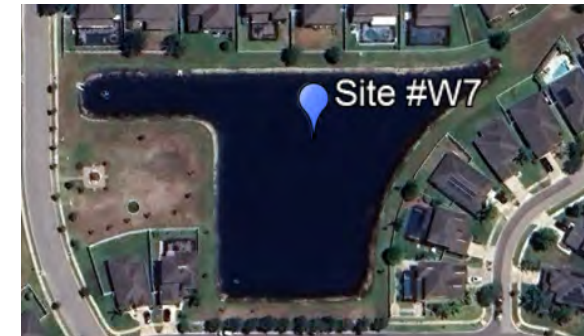
- Phosphorus reduction
- Liming for increased alkalinity
- Aeration for increased dissolved oxygen
- Watershed management
- Ongoing water quality monitoring



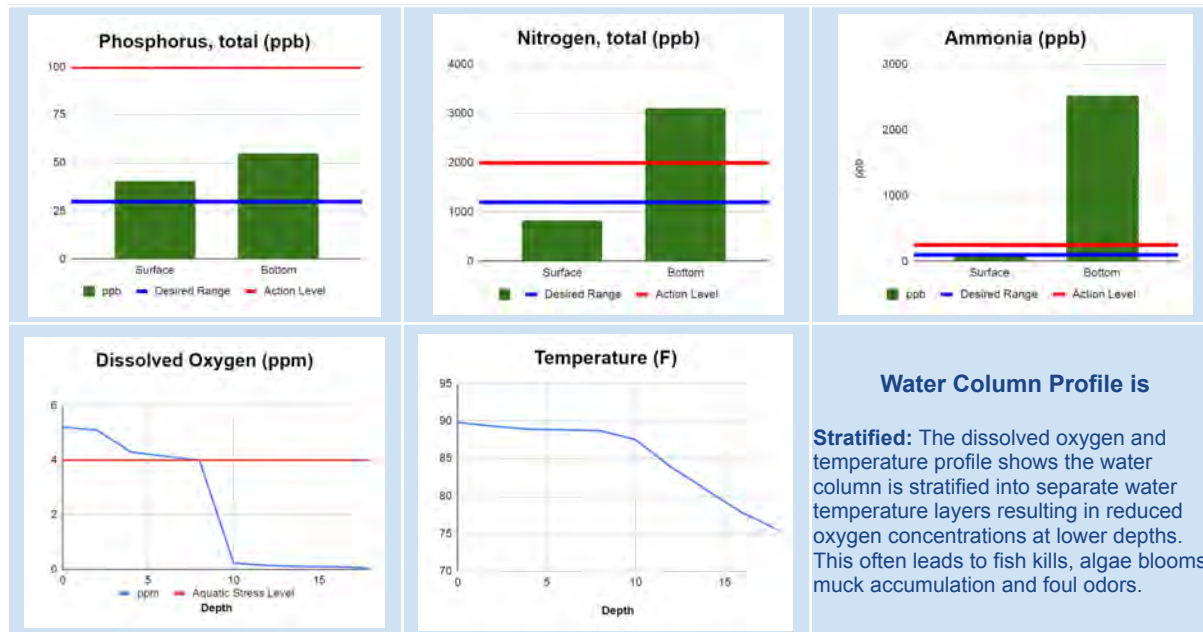
Enhanced Waterbody Assessment: Concord Station CDD, Site #W7

Sample Date: 17 Aug 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	41	55	Healthy
Nitrogen, Total	<1,200 ppb	> 2,000	840	3,110	High
Ammonia	< 100 ppb	> 250	75	2,516	High
Conductivity	< 1,200 uS/cm	NA	152	298	Healthy
Alkalinity, Total	> 80 ppm	<40	33	88	Low
Turbidity	< 5 NTU	>10	4.2	5.8	Borderline
pH	6.5 - 8.5	NA	7.1	7.1	Healthy
Secchi reading	> 4 feet	NA	3		Low



Acres: 1.7
Average Depth (feet): 10



Observations

Water quality analysis suggests that this site is experiencing elevated nitrogen levels. Elevated nitrogen may be due to fertilizer runoff, decaying plant material, or low oxygen levels at the bottom of the water column. It is worth noting that the nutrient levels are higher on the bottom of the water column. This is likely due to the oxygen stratification present at this site. When oxygen levels are low, phosphorus may leach out of the bottom sediments and ammonia may accumulate to toxic levels.

Recommendations

- Nitrogen/Ammonia reduction
- Liming for increased alkalinity
- Aeration for destratification
- Watershed management
- Ongoing water quality monitoring

Water Quality Parameter	Desired Range	Action Level	Non-normal results may lead to	Common causes of non-normal levels
Phosphorus, total	< 30 ppb	> 100 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, phosphorus laden bottom sediments
Nitrogen, total	< 1,200 ppb	> 2,000 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, organic material input like grass clippings and leaf litter
Ammonia	< 100 ppb	> 250 ppb	May lead to fish and wildlife becoming unhealthy or passing, especially under high pH conditions	Organic decomposition, landscape/fertilizer runoff, and anoxic conditions (low oxygen), excessive waterfowl excrement
Dissolved Oxygen	> 4 ppm	N/A	Leads to nutrient recycling from the sediments (phosphorus), may cause fish kill events, foul odors, etc.	Stratification, higher than normal biological oxygen demand
Temperature	< 4 degree difference	N/A	Often leads to low dissolved oxygen, nutrient recycling, and unbalanced ecosystems	Natural processes
Alkalinity	> 80 ppm	N/A	Drastic pH swings and an unhealthy ecosystem to grow sportfish populations	Low background levels
Conductivity	< 1,200 uS/cm	N/A	Fish kills for salt intolerant species, damage to turf through irrigation, change in algae community (golden algae)	Salt water intrusion, road salt runoff, excessive additions of reclaimed / effluent water
Hardness	> 80 ppm	N/A	Buildup of solid material in water systems and an unhealthy environment for fish populations	Leaching of soil and rocks
Turbidity	< 5 NTU	N/A	Loss of clarity in water and in extreme conditions fish kills	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
Secchi Disk	> 4 feet	N/A	Loss of clarity in water	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
pH reading	6.5 - 8.5	N/A	Unbalanced ecosystems and potentially fish kill events	Watershed run-off, pool discharges, algae blooms, etc.

^The above thresholds are general goals that have been determined by decades of lake management experience from our lake management team and a variety of peer reviewed journal studies.

Tab 3

Concord Station Clubhouse Manager Report



Concord Station Clubhouse

18636 Mentmore Blvd. Land O Lakes, FL 34638

Phone: 813-909-4569 • Email: manager@concordstationclubhouse.com

Operations/Maintenance/Program Updates October 2023

- MaintainX Software Demo was successful. Requesting to purchase annual software fee for under \$200.00. (budget annually for renewal)
- 2 Soccer Goals were installed in the Waterford field completing the project.
- DCSI has supplied a quote to move forward with upgrading the door system that has been here since the clubhouse was established with a door system. Current system is obsolete and has no parts or support moving forward. This cost is to install the first section outdoors with a cloud based system stored at the DCSI office. I would recommend getting 3 companies to bid on the new system.
- Parts for the Stair stepper repair that is covered under warranty have been conformed to be shipped from the manufacturer to the vender. I will notify the board when they schedule the repair.
- Rosters for October's social and game events are attached along with the event sign in sheets.
- Pool Sign Proposal, forwarded from previous meeting.
- Slide Renew quote is attached as a price point for the board to consider collecting additional proposals to repaint the splashpad features and surface. Moved from September's report.
- Quotes for Sidewalk repair from the Manor's forwarded from August Operations Report. Requesting the board recommend a repair through one of the companies provided.
- MaintainX report for October attached.



Rizzetta & Company



Concord Station CDD

STATUS

Open

PRIORITY

High

DESCRIPTION

Sidewalk is cracking and sinking badly. First step I have completed a county request to see if this is something that the county will handle.

County Request Submitted on 10/10/23 #W446636-101023 We are waiting to hear if the sidewalk is county property or ours.

10/27/23 - County Does not maintain this Sidewalk and is the CDD's Responsibility to fix.

ASSIGNEES

Michael Speidel

CATEGORIES

Damage

PICTURES



WORK ORDER INFO

Created by: Michael Speidel on 10/10/2023, 12:46 PM

Last updated on 10/31/2023, 11:25 AM

WORK ORDER HISTORY

Michael Speidel created work order 10/10/2023, 12:46 PM

Michael Speidel changed the title from "Sidewalk on Mentmore (West Side near end of community)" to "Sidewalk on Mentmore (West Side near end of community)". 10/10/2023, 12:49 PM

Michael Speidel changed the description. 10/10/2023, 1:29 PM

Michael Speidel changed the description. 10/31/2023, 11:25 AM

Work Orders List for 09/30/2023 - 10/31/2023



WORK ORDER INFO	LOCATION & ASSET	DUE & STATUS	PROCEDURE ANSWERS
#6 Repair, wind, tennis nuts Maintenance Staff		✓ Done Completed by Maintenance Staff on 10/02/2023	
#7 View and diagnose issue with light on wellington signs not covering sign. Inspection Maintenance Staff	Wellington II	10/04/2023 ✓ Done Completed by Maintenance Staff on 10/05/2023	
#8 Paint video Screen in Game Room Low Maintenance Staff	Clubhouse	10/05/2023 ✓ Done Completed by Maintenance Staff on 10/05/2023	
#10 Repair and fix monument to be painted Maintenance Staff		✓ Done Completed by Maintenance Staff on 10/10/2023	
#12 Repair went nuts on tennis courts Maintenance Staff		✓ Done Completed by Maintenance Staff on 10/10/2023	
#13 Repaint and maintain mailbox Maintenance Staff		✓ Done Completed by Maintenance Staff on 10/11/2023	

WORK ORDER INFO	LOCATION & ASSET	DUE & STATUS	PROCEDURE ANSWERS
#14 Repair furniture for clubhouse Maintenance Staff		✓ Done Completed by Maintenance Staff on 10/13/2023	
#16 Install Soccer Goal <div>Low</div> Maintenance Staff	Waterford	10/18/2023 ✓ Done Completed by Maintenance Staff on 10/19/2023	
#15 Pressure Wash <div>Low</div> <div>Preventive</div> Maintenance Staff	The Enclave	10/26/2023 ✓ Done Completed by Maintenance Staff on 10/20/2023	
#19 Clean out storm drain Maintenance Staff		✓ Done Completed by Maintenance Staff on 10/20/2023	
#9 Weekly Rust Check <div>Medium</div> <div>Preventive</div> Michael Speidel Maintenance Staff	The Retreat	10/10/2023 ✓ Done Completed by Michael Speidel on 10/26/2023	
#22 Wellington sign - Paint Black Portion <div>Preventive</div> Maintenance Staff	Wellington I	10/27/2023 ✓ Done Completed by Maintenance Staff on 10/28/2023	

WORK ORDER INFO	LOCATION & ASSET	DUE & STATUS	PROCEDURE ANSWERS
#23 Weekly Rust Check <div>Medium</div> <div>Preventive</div> Maintenance Staff	The Retreat	10/31/2023 ✓ Done Completed by Maintenance Staff on 10/27/2023	
#21 Install 2nd Soccer Goal (Waterford) <div>Low</div> <div>Project</div> Maintenance Staff	Waterford	10/27/2023 ✓ Done Completed by Maintenance Staff on 10/27/2023	
#27 Repair and dig out blue bench And level out Maintenance Staff		✓ Done Completed by Maintenance Staff on 10/31/2023	
#26 drexel lights Maintenance Staff	Drexel	11/03/2023 ✓ Done Completed by Maintenance Staff on 10/31/2023	
#17 Community Mailbox repaint (middle mailbox) Maintenance Staff	The Enclave	11/02/2023 🔒 Open	
#18 Community Mailbox repaint (Rear mailbox) <div>Preventive</div> Maintenance Staff	The Enclave	11/02/2023 🔒 Open	

WORK ORDER INFO	LOCATION & ASSET	DUE & STATUS	PROCEDURE ANSWERS
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#11 Sidewalk on Mentmore (West Side near end of community) High Damage Michael Speidel		Open	
#25 Check lights at Drexel Low	Drexel	Open	

Signed off by

Date

Game Night Sign In

Date: 10/6/23

Please include your name and street name.

1. Rylee + Sandra Pelforce, Cheshire Dr
2. Robert + Kelly Linder, Whitley Bay Ct.
3. Ashtok + Nayara, Wellington
4. Jim + Teresa, Tristram Loop
5. Sita + Lakshmi, Milton Keynes CT
6. RACHEAL + DONALDSON, LEAMINGTON LANE
7. Natalie Moss + 5, marmalade Ct.
8. Nad. Farag, Cheshire Dr
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____



CONCORD STATION
CLUBHOUSE

~~Class Night~~

Sign In

Date: 10/8/23

Please include your name and street name. + # of guests

1. MARILYN SCHULER - SHALOTT Ct. (3)
2. Amanda Murphy - Shelott Ct
3. Nayana Vora Seven Seas (1)
4. Evans - Holland House loop (2)
5. Poland - Dunstable Dr (4)
6. JOE DAN
7. BHARGAV GANNINA (3)
8. GRAYSON & Elina Hogg (2)
9. James Rogers Merseyside (4)
10. WOLTERS - JAUERIA (2)
11. ~~Jatani~~ ~~Alia~~ Alia
12. VIJAYA GANESH - 19092 Taviston Dr. (2)
13. Jim Slattery - 4180 Shrewbury (3)
14. _____
15. _____
16. _____



CONCORD STATION
CLUBHOUSE

30+

Please Sign In! ☺

Adult Social Sign In

Date:

10/8/23

Please include your name and street name.

1.

Jonathan Elsworth - Corinne Pohl and 3107 Dunstable Dr.

2.

Vijaya Ganesh - 19092 Tavistock Dr - (2)

3.

Samia Rogers Merseyside L.P. (4)

4.

Barbara Swarden (3)

5.

Mayana Seven Seas (1)

6.

Amanda Murphy Shelott Ct

7.

Lorrens TRISTRAM

8.

Sophia Porfilla 3245 Whitley Bay Ct (3)

9.

Romer family / Glastonbury Ln

10.

Gelin Family / Morgans Castle Ct

11.

12.

13.

14.

15.

16.

17.

18.

19.

20.

45+

CONCORD STATION
CLUBHOUSE

Please Sign In!

Adult Halloween Party

EVENT SIGN IN

DATE: 10/14/23

	Name	Street Name	# of Guests
1.	Silford	Channington Dr	2
2.	Talini	18540 Milton Keynes Ct	2
3.	VORAY	Wellington	2
4.	James & Judith SOTA	Round Table Ct	2
5.	Colette Corley	Shrewsbury Place	2
6.	Tim Alman	Tristram Loop	1
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			



CONCORD STATION
CLUBHOUSE

Kids Halloween Party

EVENT SIGN IN

DATE: 10/14/23

KIDS

Name	Street Name	# of Guests
1. Brandon Hallinan	Buckinghamshire Dr.	3
2. Rache Khalaf	Burndall Ct	2
3. Jonica GegenFurtner	Mount Barden	2
4. Michelle Carbon	Wellington	2
5. Hayk Haim	Wellington	3
6. Kim PEREZ	LEAMINGTON Ln	4 400
7. Logan Frank	Snowdonia Dr	3
8. Zoe Schuch	Hampstead Heath	1
9. Horlan Moreno	Hampstead	1
10. Nathan Callahan	Hampstead Heath	1
11. Valerie Paulino	Leamington	2
12. Ana Meats	Morgans Castle Ct	1
13. Rintu Joseph	Seanthorpe Lane	1
14. Jeanna Perkins	Round Table Ct.	2 2
15. Joselyn Reyes	Snowdonia	2
16. Melissa Wicklund	Seven Seas	1
17. Jess Leban	Tylerton Ct	2
18. Wing DOMERI	Trinity Church	3
19. Armando i Der Perez	Dunstable DR.	2
20. Lilygrace Hill	Shrewbury Place	2
21. Ann Cochrane	Seamarepe Ln	1
22. Randy Marilyn Ella Schuler	Shallott Ct	1
23. Kim Yotas	Bracknell Ct	1
24. Jaylisa Clifford	Snowdonia Dr.	2
25. Christine Hafer	Shrewbury	3

30



CONCORD STATION
CLUBHOUSE

40

EVENT SIGN IN

DATE: 10/14/23

Name	Street Name	# of Guests ¹⁴³⁵
1. Phil Warrton	Morgans castle	3
2. Paula COOK	Snowdonia Dr.	2
3. TAG		2
4. Ryan Portilla	Trilby-Whitley Bay	1
5. Senia Caygoz	Aylesbury	2
6. Dijana Mehmedovic	Hampstead Heath Ct.	2
7. Marcelin Frias	Hampstead Heath Ct	2
8. Felipe Rina.	3111 Whitley Bay Ct.	2
9. Hollie Goldsmith	Dunstable Dr.	3
10. Margarita Kirschner	3142 Donington castle	2
11. Jennifer Robb	Merseyside Loop	2
12. Stefani Wilcox	3811 Tucker Drive	1
13. Macchia	18144 Atterstone Tr	3
14. Blenna	18427 Milton Keynes Ct	3
15. Andree	19363 Umberland	4
16. Suleichs Murenko	18524 Merseyside Loop	1
17. Vitay Gannan	19092 Taviston Dr	2
18. Lauren Hagy	Tristram Loop 3875	2 2
19. Kim ESKRIDGE	3867 TRISTRAM Loop	2
20. Megan Tanks	18201 Holland House loop	2
21. Lisa Zanzen	3200 Hene Bay Ct	2
22. Knique Perizzi	18020 Atterstone Trl.	2
23. Pohland/Elsworth	3107 Dunstable Dr.	3
24. BHARGAV GANNINA	18393 Aylesbury Ln	1
25. Mark Izzy Crockett	3700 Seven Seas Ave	2

300

CONCORD STATION
CLUBHOUSE

55

EVENT SIGN IN

DATE: _____

Name	Street Name	# of Guests
1. Nick Fernandez	Lutterworth Ct	2 2
2. John King	Lutterworth Ct	2 2
3. ANDREA ROBERTS	1909 N UMBELAND PL 34620	2
4. Mariam Espinal	Dorington Castle Ln	3 3
5. Jessica Chamorro	Leamington Ln	3
6. Audrey Savier	Boston Alsberry St	3
7. Daphne Savier	Alsberry St	3
8. Stella Steele & Ayva	3710 Seven Seas	5
9. Gehan Azkalka	Trinity cottage Dr.	4
10. Brandy Royer	DUNSTABLE	2 7
11. Mariah Aganuy	Marmalade ct.	2
12. Jim Slattery	Shrewbury Pl	2 3
13. Cassandra Charles	Lutternant ct	2
14. Amanda Orner	Glastonbury Ln	3
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
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24.		
25.		

220+

15

CONCORD STATION
CLUBHOUSE

44



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcisecurity.com
http://DCSIsecurity.com

Estimate

ADDRESS

Concord Station
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SHIP TO

Concord Station
18636 Mentmore Blvd.
Land O Lakes, FL 34638

ESTIMATE #	DATE	EXPIRATION DATE
12189	10/09/2023	11/30/2023

SALES REP
DC

ACCT#/LOT/BLK
Clubhouse Access

DATE	ACTIVITY	QTY	RATE	AMOUNT
	This estimate is to replace the discontinued Bosch controller for the playground area with a Paxton10 server and individual door/gate controllers for the two playground gates. Included: Access/ Gate (1) Paxton10 server Intel i3, 8GB DDR3 RAM, 60GB SSD (2) Paxton10 Door Controller POE single door controller (2) 12V 7amp battery backups (1) 5 Port POE+ switch Wire, Installation, and Programming Included	1	6,489.00	6,489.00

Thank you for your time and this opportunity to do business with you!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

TOTAL

\$6,489.00

Accepted By

Accepted Date



AQUATIC PLAY FEATURES
Proposal# 211317P.7.23.T.APU.0
Concord Station CDD

SlideRenu[®]

AquaShield Products, LLC

5896 Chandler Court

Westerville, Ohio 43082

Sales: 614.948.2554

Customer Service: 614,948.2557

Technical: 440.781.0051

5 July 2023



SURFACE PREP & COATINGS APPLICATION STEPS

ColorShield™ UV4 Metal Coating System

WATER SLIDE TOWERS & AQUATIC PLAY UNITS

1. Pressure wash dirt and grime away with SlideDetergent degreaser / use Calcitrol for heavy scale build up
2. Sand with 220 grit sandpaper using an air DA sander or electric random orbital sander
3. Remove surface rust using a wire wheel on the end of an electric drill
4. Rinse thoroughly with Chlor-Rid industrial metal surface cleaner according to manufacturer's instructions DO NOT RINSE Chlor-Rid from metal surfaces prior to applying all coatings
5. Apply Moist MetalShield primer to all rust areas or areas susceptible to rust
6. Let rust preventative primer cure according to manufacturer's instructions
7. Apply ABC Primer or MetalSeal to all metal surfaces if required due to weather conditions
8. Let ABC Primer or MetalSeal cure overnight
9. Spray-apply or hand brush and roll 1 coat of ColorShield UV4 (2 coats if necessary to achieve uniform color coverage/ lightly sand with 220 grit sandpaper and wipe with acetone prior to applying a second coat / product may be rolled if windy conditions are present). CONTACT SLIDERENU FOR SPRAY APPLICATION PARAMETERS. If ColorShield UV4 is rolled, use 3/8" shed-free microfiber nap roller cover and a tight synthetic brush
10. Let ColorShield UV4 cure overnight between coats
11. Lightly wipe with acetone solvent prior to applying Clear ChloroShield GCS 12 to areas that are constantly wet
12. Spray-apply 1 coat of Clear ChloroShield GCS12 at 3-5 mills (2-3 thin coats are recommended on all metal surfaces below the water line and those areas most susceptible to scale build-up) Product may be rolled if windy conditions are present using a 3/8" shed-free microfiber nap roller cover or foam roller
13. Let cure overnight
14. OPTION: Spray on / wipe off SlideGloss finishing wax to protect surfaces from scale build-up

For technical phone support, call George M. Fischer – 440.781.0051 anytime during the application process.

COATING SPECIFICATIONS

- ABC Primer – Mix Ratio: 1 Part A to 1 Part B / 120 minute pot life / clean up with acetone / coverage square foot per gallon 600
- ColorShield UV4 PolySilox Coating – Mix Ratio: 4 Part A to 1 Part B / 90-minute pot life / clean up with acetone / coverage square foot per gallon 250
- ChloroShield GCS12 – Mix Ratio: 1 Part A to 2 Part B / 90 minute pot life / clean up with acetone / coverage square foot per gallon 600
- Moist MetalShield – Mix Ratio: 4 Parts A – 1 Part B / 30-minute induction period / 2-3-hour pot life / coverage square foot per gallon 200

Page 1 of 1

www.SlideRenu.com

AquaShield Products, LLC – 5896 Chandler Court, Westerville, Ohio – 43082

Sales: 614.948.2554 Technical Support: 440.781.0051

A.1: The process we will follow for repainting the aquatic play feature(s) is outlined below.

- (1) Pressure wash metal features with a high-volume pressure washer to remove loose failing paint.
- (2) Hand scrub metal surfaces to remove all scale build-up, dirt, grime, and oils from the metal surface using Chlor-Rid and use SlidePrep to clean all fiberglass surfaces.
- (3) Prepare metal surfaces using hand sanders, sandblasting equipment (if selected as an option in Section E.), paint remover products and metal grinding wheels / wire brushes. NOTE: Surfaces are required to be sandblasted in order for us to issue a rust warranty. A third party quote will be provided if this option is selected. See Section E. Scope of Work and J. Warranty.
- (4) If required on metal surfaces, rinse Chlor-Rid® with Hold Blast® (diluted) flash rust preventative and let dry.
- (5) Spot prime with ABC Primer using rollers and brushes to all prepared metal and fiberglass repair areas.
- (6) Apply (1) one coat of ColorShield UV4 PolySilox Gelcoat by hand using rollers and brushes, (2) two coats, if necessary to achieve uniform color.
- (7) OPTION: Apply one coat of ChloraShield Ceramic Coat by hand using rollers and brushes to all submerged metal poles, all metal features that are constantly sprayed with chlorine water and fiberglass surfaces.

NOTE: All coatings will be hand applied unless specifically noted otherwise in Section E.

B. Contractor & Subcontractor Relationship

SlideRenu® will appoint a certified aquatic painting applicator to perform all of the work as specified in this Proposal. We will notify the customer with the contact info of the on-site foreman not less than 5 days prior to starting the work. All certified applicator technicians are OSHA/Man-Lift certified and registered in the E-Verify program.

C. Access & Safety

We may access the aquatic play features using ladders, self-erected scaffolding and/or man-lifts. Our certified painting applicators carry adequate Worker's Compensation Insurance during the duration of the entire project. The work will be performed during the approved work hours as determined by the customer which will not be less than 10 hours/day.

Our certified painting applicators shall at all-times keep the premises free from accumulation of waste materials or rubbish caused by the work performed by the subcontractor. Upon completion of the work, waste materials, rubbish and tools, equipment, machinery and surplus materials shall be removed from the job site. All building surfaces and work areas will be left "broom clean".

delivery of our invoice. A 4% credit card processing fee will be assessed on the total amount charged when paying by credit card.

H. Prices & Terms Validity

The prices and terms quoted in this proposal are subject to acceptance by an authorized representative of the customer until October 15, 2023.

I. Liability Insurance

If requested, SlideRenu® will furnish a Workman's Compensation Certificate and a Certificate of Commercial General Liability Insurance evidencing such coverage naming the customer as an additional insured. Our certified aquatic painting contractor also carries adequate commercial liability insurance and worker's compensation insurance.

J. Warranty

STANDARD PRODUCT WARRANTY: SlideRenu® will provide the customer with a TWO (2) YEAR product performance warranty at the completion of the project which warrants the performance of the coatings used on the project against excessive; loss of gloss, chalking and color fading. We do not warrant any rust formation on the metal surface.

If the product fails to perform as noted above, SlideRenu® will, at its sole option, replace only the coatings which have failed with similar coatings at no-charge or reimburse the customer for purchasing replacement coatings up to \$200/gallon.

RUST WARRANTY: A FIVE (5) YEAR product performance warranty is also provided against surface rust if the aquatic play features are dismantled and shipped to a third-party facility where it will be sandblasted to "white metal" condition, galvanized and painted using a commercial rust proofing system. The optional sandblasting cost, if selected, is indicated in Section E.

STANDARD WORKMANSHIP WARRANTY: The workmanship warranty is ONE (1) YEAR from the completion date of the project and covers the delamination and uniform application of the coatings only. In the event of delamination or peeling, SlideRenu® will repair the delaminated areas in accordance with the process described in Section A.1. at no-charge to the customer or at its sole option, reimburse the customer for the cost of repainting the delaminated area(s) based on the average of three (3) independent painting contractor quotes.

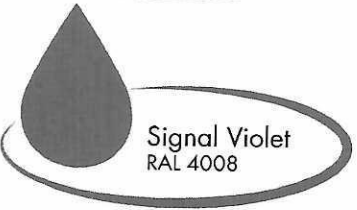
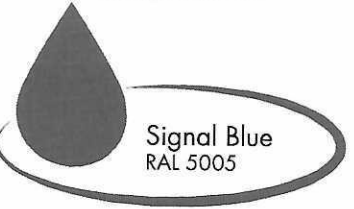
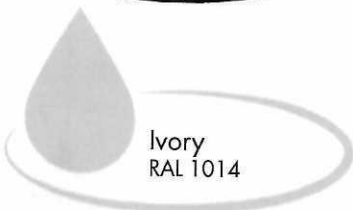
The coatings performance and workmanship warranty DOES NOT cover claims that result from acts of nature, vandalism, improper pressuring washing procedures and lack of maintenance by the customer and the use of aggressive solvent-based cleaning chemicals or operating the aquatic play features constantly at higher than the industry standard 3 PPM chlorine levels.

K. Proposal Acceptance

If required, we will send you a contract for signature to formalize this proposal when you are ready to move forward with the project. If you don't require a formal contract from us, please send us your contract for signature or sign below to accept this proposal so we can begin to manufacture the custom coatings.

SlideRenu®

ColorShield™ UV4 PolySilox GELCOAT COLOR CHART



AquaShield Products, LLC

www.SlideRenu.com

5896 Chandler Court • Westerville, Ohio 43082

Sales: 614-948-2554

Service: 614-948-2557

Technical Support: 440-781-0051

Colors represented are ink reproductions and should be used as guides for reference purposes only. ACTUAL COLORS can vary slightly in appearance due to slide location, lighting and surface textures.
Contact SlideRenu® if you need an actual swatch.

AquaShield Products, LLC
5896 Chandler Ct
Westerville, OH 43082 US
+1 6149482554
Sales@SlideRenu.com
www.SlideRenu.com



Estimate

ADDRESS

Micheal Speidel
Concord Station Community District
18636 Mentmore Blvd.
Land O Lakes, FL 34638

SHIP TO

Micheal Speidel
Concord Station Community District
18636 Mentmore Blvd.
Land O Lakes, FL 34638

ESTIMATE #	DATE	EXPIRATION DATE
211317	07/05/2023	10/15/2023

SHIP VIA
FEDEX

TRACKING NO.
PENDING

PURCHASE ORDER
MICHEAL SPEIDEL

PROJECT
APU MAINTENANCE

PROPOSAL #
211317P.7.23.APU.0

DATE	PRODUCT	DESCRIPTION	QTY	PRICE	AMOUNT
	SERVICES	Water Slide Restoration, Repairs & Refinishing Services	1	8,760.00	8,760.00
	Maintenance Service Contract	1-3 Year Annual Maintenance Agreement 1 YR-\$ 3,750 / 2 YEARS - \$ 3,550.YR / 3 YEARS - \$3,350/YEAR	1	0.00	0.00

PLEASE NOTE:

TOTAL

\$8,760.00

A. STANDARD PRODUCT TERMS OF SALE: Net 30 days upon delivery.

B. STANDARD SERVICE TERMS OF SALE: 50% Deposit, balance due upon completion of the work.

C. Credit card payments over \$ 1,000 are subject to a convenience fee up to 4%.

Please Contact Us at 614.948.2554 If you have any questions or would like to move forward in placing your order. You may also place your order on line at www.SlideRenu.com

Rachel Maloney - Customer Service
George M. Fischer - Technical Support

Accepted By

Accepted Date

We also fabricate soft foam aquatic landing pads.

Please visit our website www.AquaticPads.com

Pool Signage Updates

Pool and SplashPad Signage update – phase 1

Purpose – to reduce the amount of signs in the pool area

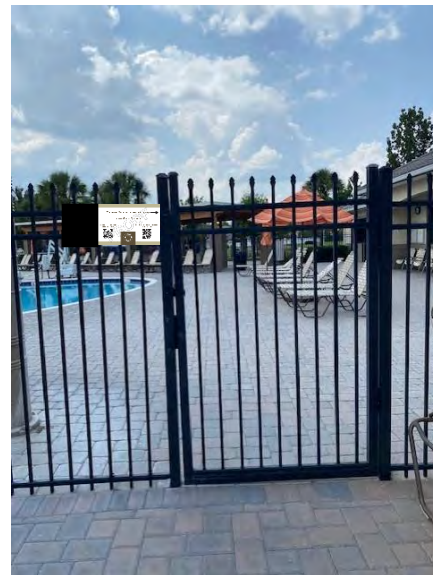
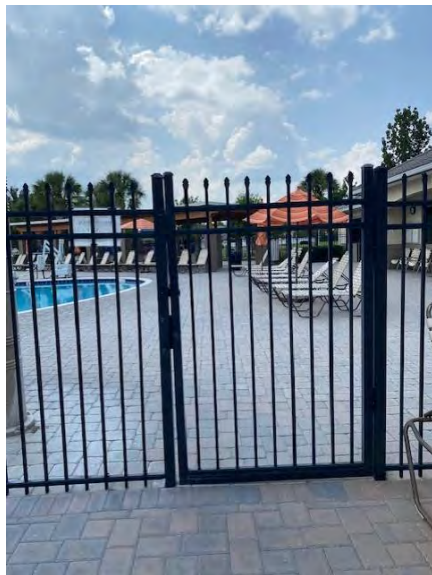
Total = \$118.04 (includes shipping)

1. Main Gate Enter – Reduce to 1 simple sign. Official Rules will be posted inside the Pool. (The black boxes are to show the sign will be removed.)
2. Main Gate Exit – Leave only the bar code to the lightning Timer.



24" X 36"

3. Splashpad Entrance + Exit – Place signage to show location of safety lever and reminder that gate must remain closed.



Manors Sidewalk Repair

Repair of Sidewalk located at the entrance of the Manors
Northwest Corner of Hampstead Heath Ct. + Sunlake Blvd.

Project total dimensions is 31' 9" L X 48" W X 4" D
There are 6 expansion joint sections.

Proposals are for the removal and disposal of the damaged 6 sections of sidewalk and pouring of the new sections to match existing sidewalks.

1. Bayview Home Improvement	\$3,000.00
2. Jaymen Enterprises	\$5,750.00
3. Tidal Concrete	\$2,000.00
(tax on Tidal Quote will be taken off)	





Bayview Home Improvement LLC

David Randall
Business Number 3523457530
4083 Thunderbird ave Spring Hill FL 34606
3523457530
bayviewimprovement@mail.com

ESTIMATE
EST0092

DATE
09/01/2023

TOTAL
USD \$3,000.00

TO

Concord Station Clubhouse

18636 Mentmore Blvd, Land O' Lakes, FL 34638, USA
☎ +1 813-909-4569
manager@concordstationclubhouse.com

DESCRIPTION	RATE	QTY	AMOUNT
Demo/dispose/re-pour 32'x4' of concrete SCOPE OF WORK DEMO AND DISPOSE OF CONCRETE POUR WITH 3,000 PSI CONCRETE WITH RESIDENTIAL FIBER CUT CONTROL JOINTS AT APPROPRIATE LOCATIONS NO SLIP BROOM FINISH	\$3,000.00	1	\$3,000.00
TOTAL			USD \$3,000.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

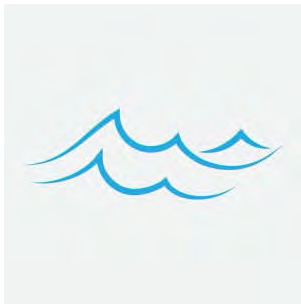
Phone # (813)333-3008 jaymanenterprises@live.com
www.jaymanenterprises.com

Estimate

Date	Estimate #
8/8/2023	909

Name / Address
Concord Station 18636 Mentmore Blvd Land O Lakes, FL. 34638

			Project
Description	Qty	Rate	Total
<p>There is a sidewalk outside the direct entrance to The manors. The sidewalk has been damaged and is cracked and falling apart. There are approximately 6-7 sections that will need to be broken out and re-poured.</p> <p>All areas will be cautioned off at each location once demolition has started and will remain after the concrete is poured until it has cured and is safe for traffic. Approximately, 2 days. One day for prep and one day for pouring.</p>		5,750.00	5,750.00
Client Signature		Total	\$5,750.00



Tidal Wave Concrete

Tanner Pohlmeier
6152 7th ave
New port richy,34653
4028040137
tidalwaveconcrete@gmail.com

INVOICE

INV0361

DATE

08/31/2023

DUE

On Receipt

BALANCE DUE

USD \$2,060.00

BILL TO

Michael Speidel

18636 mentmore blvd

☎ 813.909.4569

manager@concordstationclubhouse.com

DESCRIPTION	RATE	QTY	AMOUNT
Sidewalk replacments x6 pannels Remove 6 panell sections and replace with 4000 psi concrete. Concrete will have a 4" thickness with fiber added to mixture. Saw cut relief joints every 6-10' with broom finish. Rock base will be added to base. Any roots will be cut out.	\$2,000.00	1	\$2,000.00

Payment Info

PAYMENT INSTRUCTIONS

Cash, Apple pay, Cash app, check, credit card (3% to use each time)

BY CHECK

Tanner Pohlmeier

SUBTOTAL	\$2,000.00
TAX (3%)	\$60.00
TOTAL	\$2,060.00
BALANCE DUE	USD \$2,060.00

If area is bigger than customers measurements, price will be adjusted accordingly.

*Must have 50% deposit before start day, remainder 50% due day of pour.

*Tidal Wave is not responsible for ANY lawn care or sprinkler system damages, Or sprinkler movements. Also are not responsible for any concrete splatter.

*Home owner is responsible for hoa or permit approval. If we pull permit you are responsible for reimbursement.

*We Are not responsible for any damages 3' outside of area we are working in.

*All Concrete will be 4" thick with wire mesh or fiber added to area of concrete being placed.

Day 1 after Concrete is placed down: do not turn on sprinkler systems or any irrigation. Do not walk on area, if any thing happens after we leave you are responsible for any damages or any traffic that might walk thru. Fee will be applied if we have to come back to fix it.

Day 2: you will be able to walk on area just no heavy objects to be placed on area of new concrete. Forms will be pulled this day or next depending on cure timing.

Day3: area is safe to walk on, irrigation systems are able to come on this day. Patio areas are able to have objects placed on it at this time.

Day 4: (Driveways only) depending how the concrete looks will be safe to drive on unless told differently.

Thank you for using Tidal Wave Concrete. We value your home or business projects. Have a great day and enjoy your new project.

By submitting deposit for your contract you agree to pay deposit before start, and final payment DAY before concrete being poured. There is no refunds when Materials are bought.



Bayview Home Improvement LLC

David Randall
Business Number 3523457530
4083 Thunderbird ave Spring Hill FL 34606
3523457530
bayviewimprovement@mail.com

ESTIMATE
EST0092

DATE
09/01/2023

TOTAL
USD \$3,000.00

TO

Concord Station Clubhouse

18636 Mentmore Blvd, Land O' Lakes, FL 34638, USA

+1 813-909-4569

manager@concordstationclubhouse.com

DESCRIPTION	RATE	QTY	AMOUNT
Demo/dispose/re-pour 32'x4' of concrete SCOPE OF WORK DEMO AND DISPOSE OF CONCRETE POUR WITH 3,000 PSI CONCRETE WITH RESIDENTIAL FIBER CUT CONTROL JOINTS AT APPROPRIATE LOCATIONS NO SLIP BROOM FINISH	\$3,000.00	1	\$3,000.00
TOTAL			USD \$3,000.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

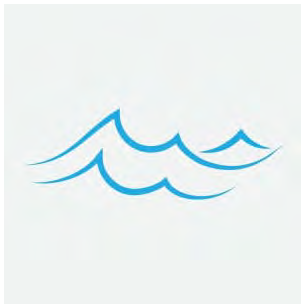
Phone # (813)333-3008 jaymanenterprises@live.com
www.jaymanenterprises.com

Estimate

Date	Estimate #
8/8/2023	909

Name / Address
Concord Station 18636 Mentmore Blvd Land O Lakes, FL. 34638

			Project
Description	Qty	Rate	Total
<p>There is a sidewalk outside the direct entrance to The manors. The sidewalk has been damaged and is cracked and falling apart. There are approximately 6-7 sections that will need to be broken out and re-poured.</p> <p>All areas will be cautioned off at each location once demolition has started and will remain after the concrete is poured until it has cured and is safe for traffic. Approximately, 2 days. One day for prep and one day for pouring.</p>		5,750.00	5,750.00
Client Signature		Total	\$5,750.00



Tidal Wave Concrete

Tanner Pohlmeier
6152 7th ave
New port richy,34653
4028040137
tidalwaveconcrete@gmail.com

INVOICE

INV0361

DATE

08/31/2023

DUE

On Receipt

BALANCE DUE

USD \$2,060.00

BILL TO

Michael Speidel

18636 mentmore blvd

☎ 813.909.4569

manager@concordstationclubhouse.com

DESCRIPTION	RATE	QTY	AMOUNT
Sidewalk replacments x6 pannels Remove 6 panell sections and replace with 4000 psi concrete. Concrete will have a 4" thickness with fiber added to mixture. Saw cut relief joints every 6-10' with broom finish. Rock base will be added to base. Any roots will be cut out.	\$2,000.00	1	\$2,000.00

Payment Info

PAYMENT INSTRUCTIONS

Cash, Apple pay, Cash app, check, credit card (3% to use each time)

BY CHECK

Tanner Pohlmeier

SUBTOTAL	\$2,000.00
TAX (3%)	\$60.00
TOTAL	\$2,060.00
BALANCE DUE	USD \$2,060.00

If area is bigger than customers measurements, price will be adjusted accordingly.

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*Home owner is responsible for hoa or permit approval. If we pull permit you are responsible for reimbursement.

*We Are not responsible for any damages 3' outside of area we are working in.

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Day 4: (Driveways only) depending how the concrete looks will be safe to drive on unless told differently.

Thank you for using Tidal Wave Concrete. We value your home or business projects. Have a great day and enjoy your new project.

By submitting deposit for your contract you agree to pay deposit before start, and final payment DAY before concrete being poured. There is no refunds when Materials are bought.

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 7, 2023 at 6:30pm; December 14, 2023, at 10:00am
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 4-Donna); Term 11/20-11/24 (Seat 5-Angel)

District Manager's Report

November 9

2023

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FINANCIAL SUMMARY

9/30/2023

General Fund Cash &
Investment Balance:

\$887,930

Reserve Fund Cash &
Investment Balance:

\$623,960

Debt Service Fund
Investment Balance:

\$1,401,726

**Total Cash and Investment
Balances:**

\$2,913,616

**General Fund Expense
Variance: \$132,710**

**Over
Budget**

Tab 5



Quarterly Compliance Audit Report

Concord Station

Date: October 2023 - 3rd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

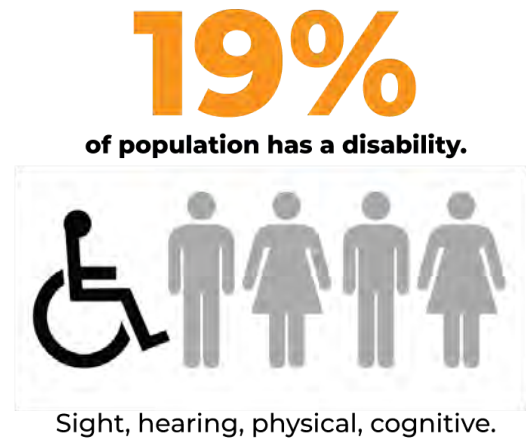
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 6

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 12, 2023, at 10:02 a.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

Jessica LaBarbera	Board Supervisor, Chairman
Randall Griffin	Board Supervisor, Vice Chairman
Donna Matthias-Gorman	Board Supervisor, Assistant Secretary
Angel Rivera	Board Supervisor, Assistant Secretary
Fred Berdeguez	Board Supervisor, Assistant Secretary

Also present were:

Darryl Adams	District Manager, Rizzetta & Co., Inc.
Jason Liggett	FSM, Rizzetta & Co
John Vericker	District Counsel, Straley Robin Vericker
Vivek Babbar	District Counsel, Straley Robin Vericker
Phil Chang	District Engineer, Johnson Engineering
Josh Oliva	Representative, Yellowstone

Audience	Present
----------	---------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Adams called the meeting to order and performed the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

A resident presented questions regarding the bonds. Another resident expressed a desire for a new bulletin board, and a third resident opined that the community is being taken advantage of by Rizzetta,

THIRD ORDER OF BUSINESS

Staff Reports

A. Deputy Brown

No report. A request was made for the District Manager to reach out to the Sheriff's office and ask that they patrol the community as it is part of their agreement.

B. District Engineer

Mr. Chang stated that he has completed the inspection of the ponds and is waiting on some values before finalizing a report for the Board. A question was raised regarding how to get the community set up on reclaimed water.

C. District Counsel

No report.

D. Field Operations Manager

i. Aquatics Report

The Board reviewed the report. A comment was made regarding the trash in the pond behind 18540 Milton Key. A request was made to have Yellowstone cutback the area.

ii. Landscape Inspection Services Report

Mr. Liggett reviewed the report and a brief discussion ensued regarding a desire for quarterly irrigation walk-throughs with Yellowstone. Mr. Liggett reviewed his current scope of services.

iii. Consideration of Mulch Proposal

Following a brief discussion, the Board asked that this item be tabled until they ask for it to be added back to the agenda.

On a Motion by Mr. Griffin, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors approved the Yellowstone proposal to in the amount of \$2,727.88, for the Concord Station Community Development District.

iv. Consideration of Irrigation Timer Proposal

On a Motion by Ms. LaBarbera, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved the irrigation timer proposal for \$11,873.78, for the Concord Station Community Development District.

E. Clubhouse Manager

i. Review of Monthly Clubhouse Report

Discussion was held regarding the clubhouse report, the new system Mr. Speidel has been using (Maintain X), and the proposals for cleaning services.

On a Motion by Mr. Griffin, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors approved the proposal from E Maids for the clubhouse cleaning at a cost of \$650/month pending review by District Counsel and authorized Counsel to send a 30-day notice to City Wide., for the Concord Station Community Development District.

ii. Review of Current Employee Schedule

Discussion was held regarding Chris' scope of work and his schedule for the season. Concerns were expressed regarding Staff not getting lunch breaks and weekend coverage. The Board asked that the current policy be in the agenda packet next month, for further discussion, and that a public hearing be held in December to approve any changes that may need to be made.

F. District Manager

Mr. Adams reminded the Board that the next meeting is scheduled for November 9, 2023, at 6:30 p.m.

Mr. Adams presented his report touching on insurance and expectations and a brief discussion ensued. The Board asked that proposals for additional insurance coverage be brought to the next meeting.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on September 14, 2023**

The Board noted several revisions to the minutes.

On a Motion by Ms. LaBarbera, seconded by Mr. Rivera, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on September 14, 2023, as amended, for the Concord Station Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for August
2023**

Discussion was held regarding the timing of payment of invoices and a few of the expenditures.

On a Motion by Mr. Rivera, seconded by Ms. LaBarbera, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for August 2023 (\$103,474.06), for the Concord Station Community Development District.

SIXTH ORDER OF BUSINESS

**Continued Discussion Regarding
Expansion of Playground Fence**

i. Irrigation Relocation Proposal

Discussion was held regarding the proposal from Midstate (\$2,456.76) and the desire for Yellowstone to get a proposal and an opinion that Rizzetta should fund the balance.

II. Fence Proposals

Following a brief discussion on the proposal provided in the agenda packet, the Board decided to go another route and install a gate and ramp and keep the gate locked at night.

On a Motion by Ms. Matthias-Gorman, seconded by Mr. Rivera, with all in favor, the Board of Supervisors rescinded the prior authorization of funding to install a fence and authorized funding for the installation of a gate and ramp, as discussed, for the Concord Station Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Fence Proposal
Damaged by Waste Trash Contractor**

There was no action taken regarding the license plate readers as there were no proposals to consider.

On a Motion by Ms. LaBarbera, seconded by Mr. Rivera, with all in favor, the Board ratified the approval of the proposal to repair the fence damaged by the trash contractor, for the Concord Station Community Development District.

EIGHTH ORDER OF BUSINESS Discussion of CDD Website

This item was tabled.

NINTH ORDER OF BUSINESS Discussion of Pool Closing Hours

This item was tabled.

TENTH ORDER OF BUSINESS Discussion of Welcome Sign

This item was tabled.

TWELFTH ORDER OF BUSINESS Ratification of Insurance Proposal

Mr. Adams presented the Egis insurance proposal to cover the property, general liability, public officials, and employment practices liability for \$34,830.00. He noted that it was approved outside of a meeting due to timing constraints. Also, the Board directed the District Manager to get proposals for additional CDD insurance carriers.

On a Motion by Ms. LaBarbera, seconded by Mr. Rivera, with all in favor, the Board of Supervisors ratified approval of the EGIS insurance proposal for fiscal year 2023/2024, for the Concord Station Community Development District.

THIRTEENTH ORDER OF BUSINESS Discussion of Blue Stream

It was stated that the HOA must approve it.

FOURTEENTH ORDER OF BUSINESS Discussion of Welling Pond

Following a brief discussion, the Board approved the removal of the dead shrubs.

On a Motion by Ms. LaBarbera, seconded by Mr. Rivera, with all in favor, the Board of Supervisors authorized a resident to remove the dead shrubs around Wellington Pond, for the Concord Station Community Development District.

FIFTEENTH ORDER OF BUSINESS Audience Comments

Audience comments were entertained regarding the need for better communication with the community, and the service being provided by Rizzetta. A survey will be taken utilizing Survey Monkey to collect community feedback.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
October 12, 2023 - Minutes of Meeting
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On a Motion by Ms. LaBarbera, seconded by Mr. Rivera, with four in favor and 1 against (Mr. Berdeguez), the Board of Supervisors authorized District Counsel to draft an RFP for District Management, Amenities, and Field Services, for the Concord Station Community Development District.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

A request was made to hold a special meeting on December 7, 2023, at 6:30 p.m. and for the scope of work for everyone to be sent to the Board.

Ms. Matthias-Gorman stated that the Board wants to keep credit cards as their form of payment for the Clubhouse Manager. Also, the Board wants to give each resident five minutes to speak under audience comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. LaBarbera seconded by Mr. Rivera, the Board of Supervisors adjourned the meeting at 2:05 p.m., for the Concord Station Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 7

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

Operations and Maintenance Expenditures September 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$131,776.89**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ADT Security Services, Inc.	100434	1012183756	Clubhouse Security Services 09/23	\$ 56.38
Angel L Rivera	100442	AR091423	Board of Supervisors Meeting 09/14/23	\$ 200.00
Arrow Exterminators	100435	52944373	Pest Control Service 08/23	\$ 51.00
Arrow Exterminators	100447	53362867	Pest Control Service 09/23	\$ 51.00
City Wide Facility Solutions	ACH	32019019368	Monthly Cleaning Service 09/23	\$ 800.00
Clean Sweep Supply Co., Inc.	100430	7753	Janitorial Supplies 08/23	\$ 587.65
Concord Station CDD			Debit Card Replenishment 09/23	\$ 537.72
DCSI, Inc.	100427	31094	Service Call 07/23	\$ 125.00
DCSI, Inc.	100428	31096	Service Call 07/23	\$ 250.00
Donna Matthias-Gorman	100443	DG091423	Board of Supervisors Meeting 09/14/23	\$ 200.00
Duke Energy	ACH	9100 8848 0463 08/23	3332 Sun Lake Blvd Fountain 08/23	\$ 198.38
Duke Energy	ACH	9100 8848 0877 08/23	18636 Mentmore Blvd, Clubhouse/Pool 08/23	\$ 3,300.77

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Earth Networks, Inc.	100438	INV28313	Lighting System Service Renewal 06/19/23 - 06/18/24	\$ 1,737.00
Earth Networks, Inc.	100439	INV6703	Lighting System Service Renewal 06/22	\$ 1,654.00
Egis Insurance Advisors, LLC	100459	19501	Policy#100121607 Renew Period 10/01/23-10/01/24	\$ 34,830.00
Fitness Logic, Inc.	100429	114365	Fitness Equipment Assembly 08/23	\$ 1,028.48
Fitness Logic, Inc.	100448	114531	Quarterly General Maintenance & Cleaning Labor 09/23	\$ 165.00
Florida Department of Revenue	100436	61-8017248652-6 08/23	Sales & Use Tax 08/23	\$ 132.15
Fred Berdeguez	100444	FB091423	Board of Supervisors Meeting 09/14/23	\$ 200.00
Jessica LaBarbera	100445	JL091423	Board of Supervisors Meeting 09/14/23	\$ 200.00
LLS Tax Solutions, Inc.	100450	003138	Arbitrage Rebate 09/23	\$ 500.00
Pasco County Board of County Commissioners	100460	2023002657	Annual Fire Inspection 09/23	\$ 100.00
Pasco County Sheriff's Office	100451	AR0001958	Law Enforcement Services 09/23	\$ 9,834.58
Pasco County Utilities	ACH	18996809	18636 Mentmore Blvd 08/23	\$ 393.31

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	ACH	19000124	19322 Umlerland Place 08/23	\$ 153.98
Pasco County Utilities	ACH	19001254	3662 Buckinghamshire Dr 08/23	\$ 10.29
Randall W Griffin	100446	RG091423	Board of Supervisors Meeting 09/14/23	\$ 200.00
Rizzetta & Company, Inc.	100425	INV0000083218	District Management Fees 09/23	\$ 6,518.34
Rizzetta & Company, Inc.	100426	INV0000083308	Amenity Management & Oversight/Amenity Contract Payroll 09/23	\$ 10,638.84
Rizzetta & Company, Inc.	100437	INV0000083331	Out of Pocket Expenses 08/23	\$ 116.92
Rizzetta & Company, Inc.	100440	INV0000083397	Excess Meeting Time 09/23	\$ 131.25
Rizzetta & Company, Inc.	100441	INV0000083394	Amenity Contract Payroll 09/15/23	\$ 9,466.56
Solitude Lake Management, LLC	100452	PSI012861	Wetland Management Services 09/23	\$ 2,595.00
Solitude Lake Management, LLC	100453	PSI004681	Fountain/Aerator Service & Repairs 08/23	\$ 455.00
Solitude Lake Management, LLC	100454	PSI012678	Lake & Pond Management Services 09/23	\$ 6,247.00
Solitude Lake Management, LLC	100455	PSI012878	Wetland Management Services 09/23	\$ 513.00
Spectrum	ACH	220004201081423	Internet Service 08/23	\$ 73.97

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Suncoast Pool Service, Inc.	100433	9671	Splashpad Floor Repairs 09/23	\$ 475.00
Suncoast Pool Service, Inc.	100457	9609	Monthly Pool Maintenance 09/23	\$ 2,300.00
Times Publishing Company	100449	0000305916 09/13/23	Legal Advertising Acct# 121715 09/13/23	\$ 133.60
Yellowstone Landscape	100431	TM 580125	Fertilization & Pest Control 08/23	\$ 385.72
Yellowstone Landscape	100432	TM 580886	Monthly Landscape Maintenance 08/23	\$ 11,410.00
Yellowstone Landscape	100458	TM 592066	Monthly Landscape Maintenance 09/23	\$ 22,820.00
Report Total				\$ 131,776.89

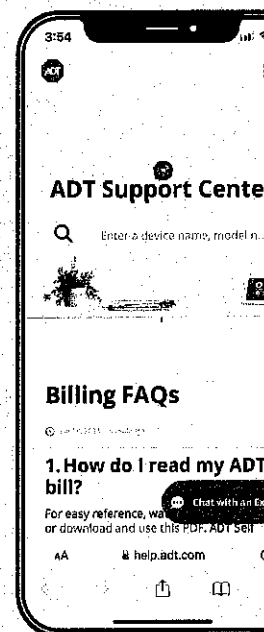
Page 1/2

SEP - 1 2023



Your total due is:	Due by:
\$ 56.38	Sep 14, 2023

Need additional help?
Quickly connect to an
ADT agent with the "Chat
with an agent" option.



Brilliantly Safe™



6230 0020 NO RP 25 08252023 NNNNNNNY 01.004571 0012

CONCORD STATION CLUB HOUSE
3434 COLWELL AVE
STE 200
TAMPA FL 33614-8390



Please detach and submit this slip with your payment. Do not send cash.
Please write your customer Account Number on your check or money
order and make payable to: ADT.

Account Number	312728592
Due Date	Sep 14, 2023
Amount Due	\$56.38

Amount Enclosed

Please send payment to:

ADT SECURITY SERVICES
PO BOX 371878
PITTSBURGH, PA 15250-7878



00312728592000000000000000824230000000000000056383

Your account number: **312728592** Security provided for: **Concord Station Club House** Your ADT system is located at: **18636 Mentmore Blvd Land O Lakes FL 34638-7978**

Page 2/2

Is your billing information incorrect? You can change it on [MyADT.com](https://myadtdotcom.com).

Your Account Activity

Previous Balance		\$56.38
Payments and Adjustments		
Payment Received - Thank You!	Aug 17, 2023	-\$56.38
Current Charges		
RECURRING CHARGES		
Services		
Invoice Number 1012183756	Sep 13 - Oct 12, 2023	\$56.38
Total Non-taxable Charges		\$56.38

Total Due to be paid by Sep 14, 2023 **\$56.38**

* Taxable charges

Any balance left from previous billing periods

All payments and adjustments received from you during billing period

About your Services: Security Services

Have questions?
Chat with us at
[MyADT.com](https://myadtdotcom.com).

Pay your bill online at
[MyADT.com](https://myadtdotcom.com).



Protect yourself against FRAUD

- 1 ADT representatives and ADT Authorized Dealers will always carry proper, company-issued identification.
- 2 If their ID is not visible, be cautious and ask to see it. If they're with us, they'll gladly show you.
- 3 When in doubt, verify their credentials. Visit ADT.com/verify for ADT representatives, or ADT.com/dealer for ADT Authorized Dealers.
- 4 If they refuse to give you their ID, or you are still unsure, call ADT at 800.ADT.ASAP (800.238.2727).

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

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Concord Station CDD
Meeting Date: September 14, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Fred Berdeguez	<input checked="" type="checkbox"/>	FB091423
Donna Matthias-Gorman	<input checked="" type="checkbox"/>	DG091423
Angel Rivera	<input checked="" type="checkbox"/>	AR091423
Jessica LaBarbera	<input checked="" type="checkbox"/>	JL091423
Randall Griffin	<input checked="" type="checkbox"/>	RG091423

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

09/14/23

Meeting Start Time:	10:01am
Meeting End Time:	1:47pm
Total Meeting Time:	3hrs 46min

Time Over (3) Hours:	46min
------------------------	-------

Total at \$175 per Hour:	\$0.00
--------------------------	-------------------

\$175

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____



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Arrow Exterminators Inc
417 Market St, Suite A
Bushnell, FL 33513
352-399-8408

Service Slip/Invoice

INVOICE: 53362867
DATE: 9/15/2023
ORDER: 53362867


Bill To: [2490890]
Concord Station Community
Development District
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4010

Work Location: [2490890] 813-949-4569
Concord Station Clubhouse
18636 Mentmore Blvd
Land O' Lakes, FL 34638-7978

Work Date	Time	Target Pest	Technician	Time In
9/15/2023	12:58 PM		ZTHISSELL	
Purchase Order	Terms	Last Service	Map Code	Time Out
		9/15/2023		

Zachary Thissell

Lic:JE334251

Service	Description	Price
CPC-MONTHLY	Pest Control Service	\$51.00
Int/Ext Clubhouse, playground & Shed (maint bldg) & wasp nest *Red key ring for Int Spoke with Kelsey, no issues reported at this time. Serviced interior and exterior of location to reduce pest activity. No pest issues observed at this time. Thank you Zach		
		SUBTOTAL \$51.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$51.00
Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace it		AMOUNT DUE \$51.00
		
TECHNICIAN SIGNATURE		
		
Kelsey		
CUSTOMER SIGNATURE		

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



City Wide Facility Solutions
8950 9th St N Ste 103
Saint Petersburg, FL 33702-3001

INVOICE

Total Due: \$800.00

Invoice Number: 32019019368

Invoice Date: 9/1/2023

Due Date: 10/1/2023

Phone: 727-940-5873 ext 0

Email: tbaccounting@gocitywide.com

Bill

To: Concord Station Community Development District
18636 Mentmore Blvd.
Land 'O Lakes, FL 34638
USA

Ship

To: Concord Station Community Development Distr
18636 Mentmore Blvd.
Land 'O Lakes, FL 34638
USA

PO #	Customer ID	FSM	Payment Terms		Service Dates	
	01019101554	Karma Jeremie	Net 30 days		09/01/23 to 09/30/23	
Item #	Description		Contract / Order #	Qty	Unit Price	Ext. Price
	Managed Janitorial Services		31019100825	1	800.00	800.00

PAY YOUR BILL ONLINE!

CLICK THE LINK BELOW

<https://www.e-billexpress.com/ebpp/gocitywide/>

Due to the increase in the Florida Minimum wage,
your October invoice may reflect a small rate increase

Subtotal: 800.00

Sales Tax: 0.00

Total Due: 800.00

Clean Sweep Supply Co., INC.

206 E Waters Ave
Tampa, FL 33604 US
+1 8139329564
patrick@cleansweepsupply.biz

**INVOICE**

BILL TO
CONCORD STATION
3434 Colwell Ave, Suite 200
Tampa, FL 33614

SHIP TO
CONCORD STATION
18636 MENTMORE BLVD
LAND O'LAKES, FL 34638

INVOICE #	DATE	TERMS	DUE DATE		
7753	08/16/2023	Net 30	09/15/2023		
SKU	DESCRIPTION	QTY	RATE	AMOUNT	
NOVA519	NOVA519 55 GL LINER 38 X 58 BLACK 1.5 MIL 100/CS	5	32.75	163.75T	
HT400011	HT400011 TOWEL MULTI-FOLD WHITE 16/250/CS	4	30.50	122.00T	
37301	Wipe Plu Di infecting Surface Wipe 800 ct Refill (GYM WIPES) 4/CASE	2	129.95	259.90T	
BWK430	Anti-Microbial Hand Soap - Gallon 4/case BWK430	3	14.00	42.00T	
				SUBTOTAL	587.65
				TAX	0.00
				TOTAL	587.65
				BALANCE DUE	\$587.65

Concord Station CDD**Debit Card****For the Month**

September-23

*All Expenditures must be supported by receipts in order to be eligible for reimbursement.**Attach all receipts to this form.*

				Clubhouse	Parks & Rec	Parks & Rec	Parks & Rec
				Facility Janitorial Supplies	Operations Main & Repair	Special Events	Office Supplies
				57200-4707	57200-4705	57400-4775	57200-5101
Date	Vendor Name	Description	Amount				
8/8/2023	Lowe's	Cleaner to remove stains on all of the clubhouse furniture, returned, pieces missing	(99.99)	(99.99)			
8/8/2023	Amazon	Coffee Pods for Clubhouse Coffee Station	(34.50)		(34.50)		
8/9/2023	Amazon	Zip ties for windscreens, duct tape for events, scissors	(54.95)		(54.95)		
8/9/2023	Amazon	Multi-function Steam Cleaner to clean clubhouse furniture, lowe's was sold out-also returned	(105.95)	(105.95)			
8/10/2023	Lowe's	Data cable to run phone from office to main room for board meetings	(42.98)				(42.98)
8/11/2023	Costco	Membership - Annual	(120.00)		(120.00)		
8/11/2023	Costco	Cups, utensils, food and drinks for Game night	(155.85)			(155.85)	
8/11/2023	Costco	Refunded of tax charged by accident	6.05			6.05	
8/11/2023	Publix	Butter and Vegetables for Game night, smaller quantity	(11.88)			(11.88)	
8/15/2023	Amazon	Returned Cleaner for Party Room Furniture, item did not turn on	105.95	105.95			
8/15/2023	Lowe's	Returned cleaner that was missing parts	99.99	99.99			
8/25/2023	Costco	Social Night Food and supplies	(123.61)			(123.61)	
	TOTAL	001-10201	(537.72)	0.00	(209.45)	(285.29)	(42.98)

DM Approval:

Debby Wallace

Date: 9/12/2023

Aug-23

Date	Payee	Amount	Description
8/8/2023	Lowe's	99.99	Cleaner to remove stains on all of the clubhouse furnture, returned, pieces missing
8/8/2023	Amazon	34.50	Coffee Pods for Clubhouse Coffee Sta ion
8/9/2023	Amazon	54.95	Zip ties for windscreens, duct tape for events, scissors
8/9/2023	Amazon	105.95	Multi-function Steam Cleaner to clean clubhouse furniture, lowe's was sold out-also returned
8/10/2023	Lowe's	42.98	Data cable to run phone from office to main room for board meetings
8/11/2023	Costco	120.00	Membership - Annual
8/11/2023	Costco	155.85	Cups, utensils, food and drinks for Game night
8/11/2023	Costco	6.05	Refunded of tax charged by accident
8/11/2023	Publix	11.88	Butter and Vegetables for Game night, smaller quantity
8/15/2023	Amazon	105.95	Returned Cleaner for Party Room Furntiure, item did not turn on
8/15/2023	Lowe's	99.99	Returned cleaner that was missing parts
8/25/2023	Costco	123.61	Social Night Food and supplies
		\$537.72	

Receipts Attached.

Signature / Date

9/11/23



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Concord Station
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SHIP TO

Concord Station
18636 Mentmore Blvd.
Land O Lakes, FL 34638

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31094	08/21/2023	\$125.00	09/05/2023	Net 15	

P.O. NUMBER
10666

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/28/2023	Access/ Gate:Service Reason for call: Check power supply to access control out after storm. Tech notes: 1. Checked high voltage side of power supply - no power. Reset fuse and powered back up - OK.	1	125.00	125.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!

*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.

**Returned Checks will receive \$25 NSF Fee.

***Late Fees are 1.5% per month

BALANCE DUE

\$125.00



DCSI, Inc. "Security & Sound"
P.O. Box 265
Lutz, FL 33548
(813)949-6500
info@dcsisecurity.com
http://DCSIsecurity.com

Invoice

BILL TO

Concord Station
3434 Colwell Ave. Suite 200
Tampa, FL 33614

SHIP TO

Concord Station
18636 Mentmore Blvd.
Land O Lakes, FL 34638

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31096	08/21/2023	\$250.00	09/05/2023	Net 15	

P.O. NUMBER
10668

SALES REP
Tech: DC

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/31/2023	Access/ Gate:Service Reason for call: Check access panel after storm not booting up. Tech notes: 1. Powered down system and secondary panels - rebooted system and secondary panels. Tested all gates - OK.	2	125.00	250.00

Thank you for choosing DCSI, Inc as your "Security & Sound" company!
*ALL SYSTEMS COME WITH 90 DAYS WARRANTY ON LABOR AND
ONE YEAR WARRANTY ON PARTS, UNLESS OTHERWISE NOTED.
**Returned Checks will receive \$25 NSF Fee.
***Late Fees are 1.5% per month

BALANCE DUE

\$250.00



Your usage snapshot - Continued

Current electric usage for meter number 1030480

Actual reading on Sep 1	73016
Previous reading on Aug 2	- 71299
<hr/>	
Energy Used	1,717 kWh
Billed kWh	1,717.000 kWh

Billing details - Electric

Billing Period - Aug 02 23 to Sep 01 23

Meter - 1030480

Customer Charge	\$16.03
Energy Charge	
1,717.000 kWh @ 4.545c	78.04
Fuel Charge	
1,717.000 kWh @ 5.630c	96.67
Asset Securitization Charge	
1,717.000 kWh @ 0.148c	2.54
<hr/>	
Total Current Charges	\$193.28

Your current rate is Gen Service Non-Demand Municipal 100% Load Factor Mtr (GS-2).

Billing details - Taxes

Regulatory Assessment Fee	\$0.14
Gross Receipts Tax	4.96
<hr/>	
Total Taxes	\$5.10

Service address
CONCORD STATION CDD
18636 MENTMORE BLVD
CLUBHOUSE /POOL

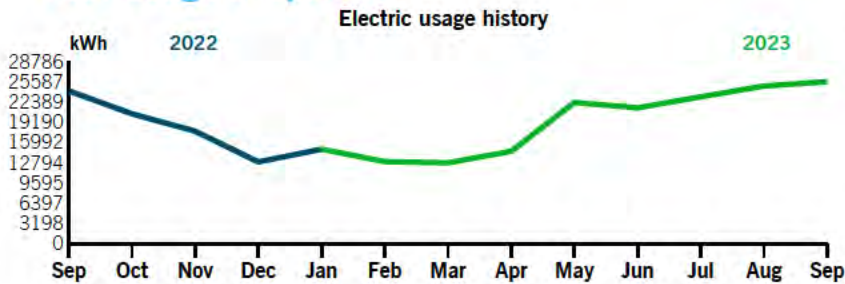
Bill date Sep 6, 2023
For service Aug 2 - Sep 1
31 days

Account number 9100 8848 0877

Billing summary

Previous Amount Due	\$3,211.49
Payment Received Aug 24	-3,211.49
Current Electric Charges	3,038.31
Current Lighting Charges	180.91
Taxes	81.55
Total Amount Due Sep 27	\$3,300.77

Your usage snapshot



Average temperature in degrees

80° 73° 70° 63° 63° 68° 71° 76° 78° 82° 85° 86° 85°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	25,587	24,135	223,909	18,659
Avg. Daily (kWh)	825	805	613	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Amount due

\$3,300.77
by Sep 27

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

CONCORD STATION CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

8891008848087700066000000000000033007700003300774



Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
222394	Actual	Aug 2 - Sep 1
Usage Values		
Billed kWh		25,137.166 kWh
Billed Demand kW		47.902 kW
Load Factor		70.53 %

Outdoor Lighting

Billing period Aug 02 - Sep 01

Description	Quantity	Usage
213W LED SHBX BLK IV	6	450 kWh
Total	6	450 kWh

Billing details - Lighting

Billing Period - Aug 02 23 to Sep 01 23

Customer Charge	\$1.65
Energy Charge	
450.000 kWh @ 4.784c	21.53
Fuel Charge	
450.000 kWh @ 5.270c	23.72
Asset Securitization Charge	
450.000 kWh @ 0.061c	0.27
Fixture Charge	
213W LED SHBX BLK IV	92.52
Maintenance Charge	
213W LED SHBX BLK IV	8.34
Pole Charge	
35 TT CONCRETE1 FLOOD MOUNT	
4 Pole(s) @ \$8.220	32.88

Total Current Charges **\$180.91**

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Electric

Billing Period - Aug 02 23 to Sep 01 23

Meter - 222394

Customer Charge	\$16.03
Energy Charge	
25,137.166 kWh @ 3.932c	988.40
Fuel Charge	
25,137.166 kWh @ 5.630c	1,415.22
Demand Charge	
47.902 kW @ \$11.96	572.91

Your current rate is General Service Demand Sec (GSD-1).

Billing details - Electric continued

Asset Securitization Charge	
25,137.166 kWh @ 0.182c	\$45.75
Total Current Charges	\$3,038.31

Billing details - Taxes

Regulatory Assessment Fee	\$2.38
Gross Receipts Tax	79.17
Total Taxes	\$81.55



Earth Networks
12410 Milestone Drive Center
Suite 300
Germantown MD 20876
United States

Bill To 29694

Mike Speidel
Accounts Payable
Concord Station CDD
18636 Mentmore Blvd.
Land O Lakes FL 34638
United States

Ship To

Mike Speidel
Concord Station CDD
18636 Mentmore Blvd.
Land O Lakes FL 34638
United States

Invoice

#INV28313

Cust
#: 29694 Date: 06/22/2023

TOTAL DUE

USD \$1,737.00

Due Date: 07/22/2023

Terms	Due Date	PO #	Sales Rep
Net 30	07/22/2023	Auto Renewal	E221 John McClure

Qty	Item	Rate	Amount
1	EN807 Lx Alerting Subscription, Start Date: 06/19/2023 End Date: 06/18/2024	\$1,737 00	\$1,737 00
1	ENSMG01 SfericMaps Gold., Start Date: 06/19/2023 End Date: 06/18/2024	\$0 00	\$0 00

Subtotal	\$1,737.00
Shipping Cost	
Tax	\$0.00
Payments & Credits	\$0.00
Amount Due	USD \$1,737.00

Contact info: en-acctreceivable@aem.eco or 301-250-4021

NEW BANKING INFORMATION

City National Bank
1140 Avenue of the Americas
New York, NY 10036
Account: 665986543
ABA: 026013958 / 122016066
SWIFT: CINAUS6L

Please remit payment in US\$ to:

Earth Networks, Inc.
Dept 0152, PO Box 120152
Dallas, TX. 75312-0152
Fed Tax ID #52-2252566
MC, VISA, AMEX accepted

EQUAL EMPLOYMENT OPPORTUNITY. Seller hereby agrees to comply with Executive Order 11246, as amended, and its implementing Regulations (including the equal opportunity clause set forth in Section 202 of such Order) and Section 60-1.4 (a) of the Regulations of the Secretary of Labor, Title 41 CFR, Chapter 60, Parts 1-60, which are incorporated into this Purchase Order by reference. In addition, this Purchase Order incorporates by reference the Affirmative Action clauses of the Rehabilitation Act of 1973 at 41 CFR Section 60-741.1 and the Vietnam Era Veterans' Readjustment Act of 1974, at 41 CFR Section 60-2050.4, as amended. ©2012



INV28313



Earth Networks
12410 Milestone Drive Center
Suite 300
Germantown MD 20876
United States

Bill To 29694

Mike Speidel
Accounts Payable
Concord Station CDD
5844 Old Pasco Road
Suite 100
Wesley Chapel FL 33544
United States

Ship To

Mike Speidel
Concord Station CDD
18636 Mentmore Blvd.
Land O Lakes FL 34638
United States

Invoice

#INV6703

Cust

#: 29694 Date: 06/20/2022

TOTAL DUE

USD \$1,654.00

Due Date: 07/20/2022

Terms	Due Date	PO #	Sales Rep
Net 30	07/20/2022	Auto Renewal	E221 John McClure

Qty	Item	Rate	Amount
1	EN807 Lx Alerting Subscription, Start Date: 06/19/2022 End Date: 06/18/2023	\$1,654 00	\$1,654 00

Subtotal	\$1,654.00
Shipping Cost	
Tax	\$0.00
Payments & Credits	\$0.00
Amount Due	USD \$1,654.00

Contact info: en-acctreceivable@aem.eco or 301-250-4021

NEW BANKING INFORMATION

City National Bank
1140 Avenue of the Americas
New York, NY 10036
Account: 665986543
ABA: 026013958 / 122016066
SWIFT: CINAUS6L

Please remit payment in US\$ to:

Earth Networks, Inc.
Dept 0152, PO Box 120152
Dallas, TX. 75312-0152
Fed Tax ID #52-2252566
MC, VISA, AMEX accepted

EQUAL EMPLOYMENT OPPORTUNITY. Seller hereby agrees to comply with Executive Order 11246, as amended, and its implementing Regulations (including the equal opportunity clause set forth in Section 202 of such Order) and Section 60-1.4 (a) of the Regulations of the Secretary of Labor, Title 41 CFR, Chapter 60, Parts 1-60, which are incorporated into this Purchase Order by reference. In addition, this Purchase Order incorporates by reference the Affirmative Action clauses of the Rehabilitation Act of 1973 at 41 CFR Section 60-741.1 and the Vietnam Era Veterans' Readjustment Act of 1974, at 41 CFR Section 60-2050.4, as amended. ©2012



INV6703



INVOICE

Concord Station Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Customer	Concord Station Community Development District
Acct #	607
Date	09/12/2023
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 34,830.00
Payment Amount	
Payment for:	Invoice#19501
100123607	

Thank You

Please detach and return with payment



Customer: Concord Station Community Development District

Invoice	Effective	Transaction	Description	Amount
19501	10/01/2023	Renew policy	Policy #100123607 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/12/2023	34,830.00
				Total
				\$ 34,830.00

Thank You

09/26/23

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

sclimer@egisadvisors.com

09/12/2023



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

Invoice

Date	Invoice #
8/24/2023	114365

Bill To
Concord Station Concord Station CDD 5844 Old Pasco Rd. Wesley Chapel, FL 33559 *MAIL INVOICES*

Location/Contact/Phone
Concord Station 18636 Mentmore Blvd. Land O Lakes, FL 34638 Contact: Michael Speidel Land O Lakes, FL 34638

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	WKM	113071	8/23/2023

Item Code	Description	Quantity	Price Each	Amount
Parts	Stair Arm Assembly (Right)	1	399.99	399.99
Parts	Stair Arm Assembly (Left)	1	399.99	399.99
Shipping	Shipping charges are estimated and subject to change. Standard Shipping: 7-10 business days	1	80.00	80.00
Labor	Replace right and left stair arm assembly on Precor Elliptical (Serial#ATYAA19170016; Model#EFX16.585.865.835).	1.5	99.00	148.50

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$1,028.48
	Sales Tax (0.0%)	\$0.00
	Total	\$1,028.48



Fitness Logic

380 Scarlet Blvd.
Oldsmar, FL 34677

Phone #

727-784-4964

Fax #

727-784-0223

E-mail

fitlogic@aol.com

Invoice

Date	Invoice #
9/8/2023	114531

Bill To
Concord Station Concord Station CDD 5844 Old Pasco Rd. Wesley Chapel, FL 33559 *MAIL INVOICES*

Location/Contact/Phone
Concord Station 18636 Mentmore Blvd. Land O Lakes, FL 34638 Contact: Michael Speidel Land O Lakes, FL 34638

P.O. Number	Terms	Rep	Work Order #	Completed
	Net 10	DU	115651	9/7/2023

Item Code	Description	Quantity	Price Each	Amount
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during September	1	165.00	165.00

Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month	Subtotal	\$165.00
	Sales Tax (0.0%)	\$0.00
	Total	\$165.00



Sales and Use Tax Return

DR-15
R. 01/20

Rule 12A-1.097
Florida Administrative Code
Effective 01/20

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue
5050 W Tennessee Street
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15EZ Sales and Use Tax Returns* (Form DR-15EZ) before you complete this return. Instructions are posted on our website at www.floridarevenue.com.

Concord Station CDD
3434 Colwell Ave, Suite 200
Tampa, FL 33614

FLORIDA SALES AND USE TAX RETURN

Reporting Period

August 2023

DR-15
R. 01/20

Certificate Number: 61-8017248652-6

Surtax Rate: .0100

Name
Address
City/ST
ZIP

Concord Station CDD
5844 Old Pasco Rd.
Wesley Chapel, FL 33544

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address:

Amount Due From Line 9
On Reverse Side

132.15

Check here if payment was made electronically.

Due: Sep. 1, 2023

Late After: Sep. 20, 2023

0600 0 20230228 0001003031 7 4000001724 8652 1

FLORIDA SALES AND USE TAX RETURN

Reporting Period

August 2023

DR-15
R. 01/20

Certificate Number: 61-8017248652-6

Surtax Rate: .0100

Name
Address
City/ST
ZIP

Concord Station CDD
5844 Old Pasco Rd.
Wesley Chapel, FL 33544

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Location/Mailing Address Changes:

New Location Address:

Telephone Number: ()

New Mailing Address:

Amount Due From Line 9
On Reverse Side

132.15

Check here if payment was made electronically.

Due: Sep. 1, 2023

Late After: Sep. 20, 2023

0600 0 20230228 0001003031 7 4000001724 8652 1

Proper Collection of Tax: Florida's state sales tax rate is 6%; however, there is an established "bracket system" for collecting sales tax on any part of each total taxable sale that is less than a whole dollar amount. Sales and use tax brackets for the state tax rate and for the combined state rate and various discretionary sales surtax rates are available on our website at www.floridarevenue.com.

Discretionary Sales Surtax: Most counties impose a local option discretionary sales surtax that must be collected on taxable transactions. You must collect discretionary sales surtax along with the 6% state sales tax on taxable sales when delivery or use occurs in a county that imposes a surtax. Current discretionary sales surtax rates for all counties are listed on Form DR-15DSS, *Discretionary Sales Surtax Information*, posted on our website.

	DOLLARS				CENTS		
1. Gross Sales (Do not include tax)				1	887	85	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)							
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)							Signature of Taxpayer
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)				1	32	15	Date
5. Less Lawful Deductions							Telephone #
6. Less DOR Credit Memo							
7. Net Tax Due				1	32	15	Signature of Preparer
8. Less Collection Allowance or Plus Penalty and Interest							Date
9. Amount Due With Return (Enter this amount on front)				1	32	15	Telephone #

Discretionary Sales Surtax Information	
A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX	
B. Total Discretionary Sales Surtax Due	18.88

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

	DOLLARS				CENTS		
1. Gross Sales (Do not include tax)				1	887	85	Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.
2. Exempt Sales (Include these in Gross Sales, Line 1)							
3. Taxable Sales/Purchases (Include Internet/Out-of-State Purchases)							Signature of Taxpayer
4. Total Tax Due (Include Discretionary Sales Surtax from Line B)				1	32	15	Date
5. Less Lawful Deductions							Telephone #
6. Less DOR Credit Memo							
7. Net Tax Due				1	32	15	Signature of Preparer
8. Less Collection Allowance or Plus Penalty and Interest							Date
9. Amount Due With Return (Enter this amount on front)				1	32	15	Telephone #

Discretionary Sales Surtax Information	
A. Taxable Sales and Purchases NOT Subject to DISCRETIONARY SALES SURTAX	
B. Total Discretionary Sales Surtax Due	18.88

E-file / E-pay to Receive Collection Allowance

Please do not fold or staple.

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

Concord Station
Community Development
District
c/o Rizzetta & Company,
Inc.
3434 Colwell Avenue,
Suite 200
Tampa, FL 33614

INVOICE # 003138

DATE 09/14/2023

DUE DATE 10/14/2023

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$24,120,000 Concord Station Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2016A-1 (Senior Lien) and \$4,305,000 Concord Station Community Development District Capital Improvement Revenue and Refunding Bonds, Series 2016A-2 (Subordinate Lien) – Rebatable Arbitrage Calculation for the period ended August 28, 2023.	500.00
BALANCE DUE	\$500.00

Thank You For Your Business



Pasco County Fire Rescue

4111 Land O' Lakes Blvd #208, Land O' Lakes, FL 34639

Phone: 813-929-2750

Invoice Date 09/25/2023

Invoice # - 2023002657

Michael Speidel

Property Description

CONCORD STATION CLUBHOUSE

Location

18636 MENTMORE Blvd Land O'
Lakes FL 34639

Details

Inspection Type: Annual \ Periodic, Inspection # 11156, Property # 8002410, Address: 18636 MENTMORE Blvd Land O' Lakes FL 34639 on 09/25/2023

Calculation:

Billing Type Description: Commercial Occupancies 1-15000 Sq. Ft.

Property Fee:\$100.00

Total Fee = \$100.00

Invoice Total: \$100.00

Created By Kathleen Schloss

Paid Sum: \$0.00

09/25/23

Balance: \$100.00

Pay Online:

<https://payments.eprsys.com/Fire/P/K?linkx=2045584&guid=9NZA>



Payment is due within 30 days

Make checks payable to: Pasco County BOCC.

Mail Payment to: Pasco County Fire Rescue, Attention: Community Risk Reduction, 4111 Land O' Lakes Blvd., Suite 208, Land O' Lakes, FL 34639.

If you have any questions concerning this invoice, contact Community Risk Reduction at (813) 929-2737 or email crr@mypasco.net



Pasco Sheriff's Office

INVOICE

Customer Number: C00072
Invoice Number: AR001958
Invoice Date: 09/07/23
Terms: DUE UPON RECEIPT

To: CONCORD STATION CDD
CONCORD STATION CDD
C/O RIZZETTA & COMPANY
12750 CITRUS PARK LANE, SUITE 115
TAMPA, FL 33625

Date	Description	Amount
09/07/23	SEP23 #12	9,834.58
Total Due		9,834.58

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Please make checks payable to:

Customer Number: C00072
Invoice Number: AR001958
Invoice Date: 09/07/23
Total Amount Due \$ 9,834.58



Pasco Sheriff's Office
20101 Central Blvd.
Land O' Lakes, FL 34637

Total Payment \$ _____



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
32-52805

CONCORD STATION CDD

Service Address: **18636 MENTMORE BOULEVARD**

Bill Number: 18996809

Billing Date: 9/5/2023

Billing Period: 7/18/2023 to 8/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0315035	01352379
Please use the 15-digit number below when making a payment through your	
031503501352379	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	13595176	7/18/2023	5870	8/17/2023	5900	30	30

Usage History

	Water
August 2023	30
July 2023	41
June 2023	81
May 2023	56
April 2023	60
March 2023	46
February 2023	23
January 2023	25
December 2022	33
November 2022	43
October 2022	32
September 2022	27

Transactions

Previous Bill	500.23
Payment 08/21/23	-500.23 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	38.63
Water Tier 1 25.0 Thousand Gals X \$2.04	51.00
Water Tier 2 5.0 Thousand Gals X \$3.24	16.20
Sewer	
Sewer Base Charge	93.08
Sewer Charges 30.0 Thousand Gals X \$6.48	194.40
Total Current Transactions	393.31
TOTAL BALANCE DUE	\$393.31



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0315035
Customer # 01352379
Balance Forward 0.00
Current Transactions 393.31

Total Balance Due \$393.31
Due Date 9/22/2023

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 09/22/2023.**

CONCORD STATION CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139



PASCO COUNTY UTILITIES
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NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
32-52805

CONCORD STATION CDD

Service Address: **19322 UMBERLAND PLACE**

Bill Number: 19000124

Billing Date: 9/5/2023

Billing Period: 7/18/2023 to 8/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
0952410	01352379
Please use the 15-digit number below when making a payment through your	
095241001352379	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	15082370	7/18/2023	709	8/17/2023	733	30	24

Usage History			Transactions	
	Water	Irrigation	Previous Bill	136.46
August 2023		24	Payment 08/21/23	-136.46 CR
July 2023		22	Balance Forward	0.00
June 2023		23	Current Transactions	
May 2023		17	Water	
April 2023		10	Water Base Charge	10.29
March 2023		0	Water Charges 10.0 Thousand Gals X \$3.24	32.40
February 2023		0	Water Charges 5.0 Thousand Gals X \$6.49	32.45
January 2023		0	Water Charges 9.0 Thousand Gals X \$8.76	78.84
December 2022		4	Total Current Transactions	153.98
November 2022		23	TOTAL BALANCE DUE	\$153.98
October 2022		14		
September 2022		0		



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 0952410
Customer # 01352379
Balance Forward 0.00
Current Transactions 153.98

Total Balance Due \$153.98
Due Date 9/22/2023

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 09/22/2023.**

CONCORD STATION CDD
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139



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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
32-52805

CONCORD STATION CDD

Service Address: **3662 BUCKINGHAMSHIRE DR**

Bill Number: 19001254

Billing Date: 9/5/2023

Billing Period: 7/18/2023 to 8/17/2023

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1180965	01436650
Please use the 15-digit number below when making a payment through your	
118096501436650	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	211072562	7/18/2023	60	8/17/2023	60	30	0

Usage History		
	Water	Irrigation
August 2023		0
July 2023		39
June 2023		0
May 2023		0
April 2023		7
March 2023		0
February 2023		0
January 2023		0
December 2022		0
November 2022		0
October 2022		0
September 2022		0

Transactions	
Previous Bill	285.38
Payment 08/21/23	-285.38 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.29
Total Current Transactions	10.29
TOTAL BALANCE DUE	\$10.29



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1180965
Customer # 01436650
Balance Forward 0.00
Current Transactions 10.29

Total Balance Due	\$10.29
Due Date	9/22/2023

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 09/22/2023.**

CONCORD STATION CDD
3434 Colwell AVENUE Suite 200
Tampa FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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

Invoice

Date	Invoice #
9/1/2023	INV0000083218

Bill To:

CONCORD STATION CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00460

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,906.67	\$1,906.67
Administrative Services	1.00	\$568.50	\$568.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$468.67	\$468.67
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$2,699.50	\$2,699.50
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$6,518.34
Total			\$6,518.34

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

Invoice

Date	Invoice #
9/1/2023	INV0000083308

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	04004

[illegible]

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

Invoice

Date	Invoice #
8/31/2023	INV0000083331

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	04004

[illegible]

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

Invoice

Date	Invoice #
9/15/2023	INV0000083397

Bill To:

CONCORD STATION CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	00460

[illegible]

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

Invoice

Date	Invoice #
9/15/2023	INV0000083394

Bill To:

Concord Station CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
September	Upon Receipt	04004

Description		Qty	Rate	Amount
Amenity Contract Payroll		1.00	\$9,466.56	\$9,466.56
09/14/23		Subtotal		\$9,466.56
		Total		\$9,466.56



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI012861
Invoice Date: 9/1/2023

Bill

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
e
Tampa, FL 33614

Ship

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614
United States

Ship Via

Ship Date 9/1/2023
Due Date 10/1/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 9/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2023 - 9/30/2023 Mt-ALL (4xMonth)		1	1	2,595.00	2,595.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 2,595.00

Subtotal: 2,595.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 2,595.00



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI004681
Invoice Date: 8/16/2023

Bill
To: Concord Station CDD
Rizzetta and Company
3434 Colwell
e
Tampa, FL 33614

Ship
To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614
United States

Ship Via
Ship Date 8/16/2023
Due Date 9/15/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 8/16/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fountain/Aerator Service & Repairs					
Quoted Service Request					
Concord Station CDD Pond W33 Aerator					
General Cost: Kasco Diffuser Head		1	1	200.00	200.00
Service Fee		1	1	125.00	125.00
Labor		1	1	130.00	130.00
Installed new diffuser head					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 455.00

Subtotal: 455.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 455.00



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI012678
Invoice Date: 9/1/2023

Bill

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
e
Tampa, FL 33614

Ship

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614
United States

Ship Via
Ship Date 9/1/2023
Due Date 10/1/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 9/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2023 - 9/30/2023 Lake-All		1	1	6,247.00	6,247.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 6,247.00

Subtotal: 6,247.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 6,247.00



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI012878
Invoice Date: 9/1/2023

Bill

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
e
Tampa, FL 33614

Ship

To: Concord Station CDD
Rizzetta and Company
3434 Colwell
Suite 200
Tampa, FL 33614
United States

Ship Via
Ship Date 9/1/2023
Due Date 10/1/2023
Terms Net 30

Customer ID 5466
P.O. Number
P.O. Date 9/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance September Billing 9/1/2023 - 9/30/2023 Wetland-ALL		1	1	513.00	513.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 513.00

Subtotal: 513.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 513.00



CONCORD STATION CDD
5844 OLD PASEO RD. SUITE 100
WESLEY CHAPEL, FL 33544

Invoice Number: 220004201081423
Account Number: 220004201
Invoice Date: 08/14/23
Due Date: 09/13/23

Summary

Services from 08/14/2023 through 09/13/2023
details on following pages

Previous Statement Balance	\$175.76
Payments	\$-175.76
08/09/2023	\$-175.76
Previous Statement Balance Subtotal	\$0.00
Adjustments	\$0.00
Prorated Charges	\$52.31
Recurring Charges	\$8.00
One Time Charges	\$0.00
Taxes, Fees & Surcharges	\$13.66
Current Charges Subtotal	\$73.97
BALANCE DUE	\$73.97

HOW TO CONTACT US

For Sales, Support, or Billing questions, please contact us at:
1-888-812-2591

PAYMENT OPTIONS

Checks:

Charter Communications
Box 223085
Pittsburgh PA 15251-2085

ACH/Wire Transfers:

Bank Name: Mellon Bank
ABA Number: 043000261
Account Name: Charter Communications
Account Number: 0001215564
Email remit information to:
DL-CASHMGMT-FL@CHARTER.COM

Credit Cards:

<http://enterprise.spectrum.com/billpay>

To set up an automatic recurring credit card payment:

Call 1-888-812-2591

Thank you for choosing Spectrum Enterprise. We value you as our client and appreciate your prompt payment.

Note: Payments made after 08/04/2023 may not be reflected in the Payments section of this statement. They will appear on the following month's statement.

Please detach and enclose this coupon with your payment.



1900 BLUE CREST LN
SAN ANTONIO, TX 78247

6810 0225 NO RP 14 08142023 NNNNNNNY 01 006705 0014

CONCORD STATION CDD
5844 OLD PASCO RD STE 100
WESLEY CHAPEL FL 33544-4010



ACCOUNT NUMBER 220004201

DUE DATE	09/13/23
PREVIOUS BALANCE SUBTOTAL	\$0.00
CURRENT CHARGES SUBTOTAL	\$73.97
BALANCE DUE	\$73.97

AMOUNT PAID

\$

CHARTER COMMUNICATIONS
BOX 223085
PITTSBURGH, PA 15251-2085



0019900100122000420123000007397

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
9/2/2023	9671

Bill To
Concord Station CDD 3434 Colwell Ave Suite 200 Tampa, Fl. 33614

P.O. No.	Terms	Project
splash pad	Due on receipt	

Quantity	Description	Rate	Amount
1	parts and Labor Charge for work performed to rebuild splashpad floor jet manifold	475.00	475.00

Please make check payable to Suncoast Pool Service

Phone #
(727) 271-1395

Total	\$475.00
-------	----------

Suncoast Pool Service

P.O. Box 224
Elfers, FL 34680

Invoice

Date	Invoice #
9/2/2023	9609

Bill To
Concord Station CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project
Sept 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming. Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,950.00	1,950.00
1	Splash Pad Service	350.00	350.00
Thank you for your business.		Total	\$2,300.00

Phone #
(727) 271-1395



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

RECEIVED

Advertising Run Dates	Advertiser Name	
09/13/23	CONCORD STATION CDD	
Billing Date	Sales Rep	Customer Account
09/13/2023	Deirdre Bonett	121715
Total Amount Due		Ad Number
\$133.60		0000305916

SEP 18 2023

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/13/23	09/13/23	0000305916	Times	Legals CLS	Meeting Schedule	1	2x55 L	\$129.60
09/13/23	09/13/23	0000305916	Tampabay.com	Legals CLS	Meeting Schedule	1	2x55 L	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
09/13/23	CONCORD STATION CDD	
Billing Date	Sales Rep	Customer Account
09/13/2023	Deirdre Bonett	121715
Total Amount Due		Ad Number
\$133.60		0000305916

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

CONCORD STATION CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

RECEIVED

Tampa Bay Times
Published Daily


SEP 18 2023

STATE OF FLORIDA
COUNTY OF Pasco

} SS

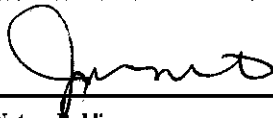
Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of: **9/13/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** 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 not 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 Affiant

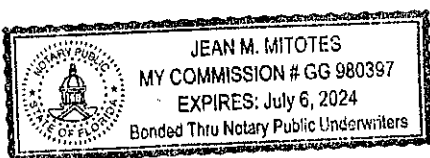
Sworn to and subscribed before me this **09/13/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



BOARD OF SUPERVISORS MEETING DATES
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024

The Board of Supervisors of the Concord Station Community Development District will hold their regular monthly meetings for Fiscal Year 2023/2024 at the Concord Station Clubhouse, located at 18636 Mentmore Boulevard, Land O' Lakes, FL 34638. The meetings will convene at 10:00 a.m. (*with the exceptions of the months of November, February, April, June, July and August) when they will convene at 6:30 p.m.).

October 12, 2023
November 9, 2023 * 6:30 p.m.
December 14, 2023
January 11, 2024
February 8, 2024 * 6:30 p.m.
March 14, 2024
April 11, 2024 * 6:30 p.m.
May 9, 2024
June 13, 2024 * 6:30 p.m.
July 11, 2024 * 6:30 p.m.
August 8, 2024 * 6:30 p.m.
September 12, 2024

There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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 CDD
Debby Wallace
District Manager
Run Date 9/13/2023

0000305916

Tampa Bay Times
Published Daily

RECEIVED

SEP 18 2023

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of **9/13/23** or by publication on the newspaper's website, if authorized, on

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BOARD OF SUPERVISORS MEETING DATES
CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024

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September 12, 2024


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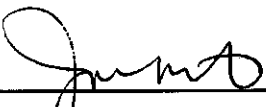
Concord Station CDD
Debby Wallace
District Manager
Run Date 9/13/2023

0000305916



Signature Affiant

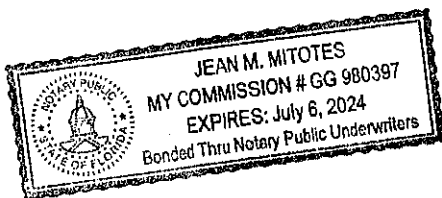
Sworn to and subscribed before me this **09/13/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____





INVOICE

INVOICE #	INVOICE DATE
TM 580125	8/31/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Concord Station CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Rizzetta & Company Inc.

Invoice Due Date: September 30, 2023

Invoice Amount: \$385.72

Description	Current Amount
Concord Station Top Choice field between 3747-3781 Tuckerton	
Fert/Pest	\$385.72

Invoice Total **\$385.72**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 580886	8/31/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Concord Station CDD
c/o Rizzetta & Company, Inc.
18636 Mentmore Blvd
Land O Lakes, FL 34638

Property Name: Concord Station CDD

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 30, 2023

Invoice Amount: \$11,410.00

Description	Current Amount
Monthly Landscape Maintenance August 2023	\$11,410.00

Invoice Total **\$11,410.00**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 592066	9/15/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Concord Station CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Concord Station CDD

Invoice Due Date: October 15, 2023

Invoice Amount: \$22,820.00

Description	Current Amount
Monthly Landscape Maintenance September 2023	\$22,820.00

Invoice Total **\$22,820.00**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Tab 8

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Concord Station Community Development District (the “**District**”) previously adopted its budget for fiscal year 2022-2023;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2022-2023 (the “**Amended Budget**”), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2022-2023.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Concord Station Community Development District for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023”.
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within 5 days after adoption and remain on the website for at least 2 years.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2022-2023, which remains in full force and effect. This Resolution and the original

resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

5. **Effective Date.** This Resolution shall become effective upon its adoption.

Passed and adopted on November 9, 2023.

Attest:

**Concord Station
Community Development District**

Name: _____
Secretary/Assistant

Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Amended Budget

Amended Budget
Concord Station Community Development District
General Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Adopted Budget for 2022/2023	Amended Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022
REVENUES			
Special Assessments			
Tax Roll*	\$ 1,547,240	\$ 1,547,240	\$ -
Other Miscellaneous Revenues			
Clubhouse Revenues	\$ -	\$ -	\$ -
Fees for Fence Project	\$ -	\$ -	\$ -
Access Revenue	\$ -	\$ -	\$ -
Interest Earnings	\$ -		\$ -
Interest Earnings	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 1,547,240	\$ 1,547,240	\$ -
Balance Forward from Prior Year	\$ -	\$ 350,000	\$ 350,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 1,547,240	\$ 1,897,240	\$ 350,000
EXPENDITURES - ADMINISTRATIVE			
Legislative			
Supervisor Fees	\$ 13,000	\$ 13,000	\$ -
Financial & Administrative			
Administrative Services	\$ 6,822	\$ 6,822	\$ -
District Management	\$ 32,394	\$ 32,394	\$ -
District Engineer	\$ 30,000	\$ 30,000	\$ -
Disclosure Report	\$ 5,000	\$ 5,000	\$ -
Trustees Fees	\$ 6,000	\$ 6,000	\$ -
Assessment Roll	\$ 5,624	\$ 5,624	\$ -
Financial & Revenue Collections	\$ 5,624	\$ 5,624	\$ -
Accounting Services	\$ 22,880	\$ 22,880	\$ -
Auditing Services	\$ 4,000	\$ 4,000	\$ -
Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ -
Miscellaneous Mailings	\$ 500	\$ 500	\$ -
Public Officials Liability Insurance	\$ 3,152	\$ 3,152	\$ -
Bank Fees	\$ 550	\$ 550	\$ -
Dues, Licenses & Fees	\$ 175	\$ 175	\$ -
Legal Advertising	\$ 800	\$ 800	\$ -
Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ -
ADA Website Compliance	\$ 3,500	\$ 3,500	\$ -
Website Fees & Maintenance	\$ 2,600	\$ 2,600	\$ -
Legal Counsel			
District Counsel	\$ 22,500	\$ 22,500	\$ -
Administrative Subtotal	\$ 165,771	\$ 165,771	\$ -

Amended Budget
Concord Station Community Development District
General Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Adopted Budget for 2022/2023	Amended Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022
EXPENDITURES - FIELD OPERATIONS			
Law Enforcement			
Deputy	\$ 118,015	\$ 118,015	\$ -
Electric Utility Services			
Utility Services	\$ 12,000	\$ 12,000	\$ -
Street Lights	\$ 89,300	\$ 89,300	\$ -
Utility - Recreation Facilities	\$ 27,000	\$ 27,000	\$ -
Garbage/Solid Waste Control Services			
Garbage - Recreation Facility	\$ 650	\$ 650	\$ -
Solid Waste Assessment	\$ 850	\$ 850	\$ -
Water-Sewer Combination Services			
Utility Services- Recreation Facilities	\$ 12,000	\$ 12,000	\$ -
Stormwater Control			
Stormwater Assessment	\$ 2,207	\$ 2,207	\$ -
Aquatic Maintenance	\$ 80,212	\$ 80,212	\$ -
Fountain Service Repairs & Maintenance	\$ 4,500	\$ 4,500	\$ -
Lake/Pond Bank Maintenance	\$ 15,000	\$ 15,000	\$ -
Wetland Monitoring & Maintenance	\$ 43,630	\$ 43,630	\$ -
Aquatic Plant Replacement	\$ 10,000	\$ 10,000	\$ -
Stormwater System Maintenance	\$ 5,000	\$ 5,000	\$ -
Aquatic Pest Control	\$ 7,000	\$ 7,000	\$ -
Wetland Buffer Maintenance	\$ 5,000	\$ 5,000	\$ -
Other Physical Environment			
General Liability Insurance	\$ 3,526	\$ 3,526	\$ -
Property Insurance	\$ 19,326	\$ 19,326	\$ -
Rust Prevention	\$ 15,000	\$ 15,000	\$ -
Entry & Walls Maintenance	\$ 10,000	\$ 10,000	\$ -
Landscape- General Maintenance	\$ 252,000	\$ 252,000	\$ -
Landscape- Fertilization	\$ 31,900	\$ 31,900	\$ -
Landscape- Pest Control	\$ 10,000	\$ 10,000	\$ -
Landscape- OTC Injections	\$ 9,760	\$ 9,760	\$ -
Landscape- Mulch	\$ 32,000	\$ 32,000	\$ -
Holiday Decorations	\$ 18,000	\$ 18,000	\$ -
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ -
Well Maintenance	\$ 500	\$ 500	\$ -
Landscape Replacement Plants, Shrubs, Trees	\$ 15,000	\$ 15,000	\$ -
Field Services Management	\$ 8,400	\$ 8,400	\$ -
Fire Ant Treatment	\$ 6,000	\$ 6,000	\$ -
Road & Street Facilities			
Roadway Repair & Maintenance	\$ 1,000	\$ 1,000	\$ -

Amended Budget
Concord Station Community Development District
General Fund
Fiscal Year 2022/2023

Chart of Accounts Classification	Adopted Budget for 2022/2023	Amended Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022
Parks & Recreation			
Employee Salaries	\$ 248,818	\$ 248,818	\$ -
Management Contract	\$ 13,200	\$ 13,200	\$ -
Operations Maintenance & Repair	\$ 15,000	\$ 15,000	\$ -
Gate Maintenance & Repairs	\$ 1,000	\$ 1,000	\$ -
Computer Support, Maintenance & Repair	\$ 2,000	\$ 2,000	\$ -
Fitness Equipment Maintenance & Repairs	\$ 2,000	\$ 2,000	\$ -
Clubhouse - Facility Janitorial Service	\$ 9,600	\$ 9,600	\$ -
Clubhouse - Facility Janitorial Supplies	\$ 10,000	\$ 10,000	\$ -
Pool Service Contract	\$ 24,000	\$ 24,000	\$ -
Security System Monitoring & Maintenance	\$ 6,000	\$ 6,000	\$ -
Facility A/C & Heating Maintenance & Repair	\$ 5,000	\$ 5,000	\$ -
Clubhouse Landscape Maintenance	\$ 13,200	\$ 13,200	\$ -
Furniture Repair/Replacement	\$ 10,000	\$ 10,000	\$ -
Pool Permits	\$ 425	\$ 425	\$ -
Playground Equipment and Maintenance	\$ 2,500	\$ 2,500	\$ -
Vehicle Maintenance	\$ 750	\$ 750	\$ -
Telephone, Fax, Internet	\$ 7,400	\$ 7,400	\$ -
Athletic/Park Court/Field Repairs	\$ 6,500	\$ 6,500	\$ -
Pool/Water Park/Fountain Maintenance	\$ 3,000	\$ 3,000	\$ -
Pest Control & Termite Bond	\$ 1,300	\$ 1,300	\$ -
Office Supplies	\$ 3,500	\$ 3,500	\$ -
Wildlife Management Services	\$ 2,500	\$ 2,500	\$ -
Dog Waste Station Supplies	\$ 6,000	\$ 6,000	\$ -
Special Events			
Clubhouse- Special Events	\$ 18,000	\$ 18,000	\$ -
Contingency			
Miscellaneous Contingency	\$ 50,000	\$ 400,000	\$ 350,000
Capital Outlay	\$ 50,000	\$ 50,000	\$ -
Field Operations Subtotal	\$ 1,381,469	\$ 1,731,469	\$ 350,000
TOTAL EXPENDITURES	\$ 1,547,240	\$ 1,897,240	\$ 350,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -

Tab 9

**CONCORD STATION
COMMUNITY DEVELOPMENT DISTRICT**

Amenity Facility Policies

Amended October 13, 2022

DEFINITIONS

“Amenity Facility” or “Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the amenity center, together with the appurtenant facilities and District owned common areas.

“Amenity Facility Policies” or “Amenity Facilities Policies” – shall mean this Amenity Facilities Policies document of Concord Station Community Development District, as amended from time to time.

“Amenity Manager” or “Amenity Staff” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Board” – shall mean the Concord Station Community Development District’s Board of Supervisors.

“District” or “CDD” – shall mean the Concord Station Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Guest” – shall mean any person or persons who are invited by a Patron to participate in the use of the Amenity Facilities.

“Key Card” – shall mean an electronic key card or fob distributed by the Amenity Manager or Amenity Staff to residents of the District to access the Amenity Facilities.

“Non-Resident(s)” – shall mean any person or group of persons who are not a Resident(s) of the District.

“Non-Resident User” – shall mean any person or persons not owning property in the District who is paying the Non-Resident User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” – shall mean the fee established by the District for any person who is not a Resident and wishes to become a Non-Resident User. The amount of the Non-Resident User Fee is set forth herein, and is subject to change based upon Board action.

“Patron” or “Patrons” – shall mean Residents, Guests, Non-Resident Users, and Renters who are eighteen (18) years of age and older and are obligated to use the Amenity Facilities in a lawful manner and in accordance with this Amenity Facility Policy.

“Property Owner” – shall mean that person or persons having fee simple ownership or legal title to land within the Concord Station Community Development District.

“Renter” – shall mean any tenant residing in a Property Owner’s home located within the District and pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person, spouse or registered domestic partner of a person, and/or immediate family, including minor and/or dependent children, lawfully residing in a residential detached home within the District.

AMENITY FACILITIES HOURS OF OPERATION

The Amenity Facilities hours of operation will be established and published by the District considering the season of the year and other circumstances. The Amenity Facilities will be closed on the following Holidays: New Year’s Day, Easter Sunday, Thanksgiving Day, and Christmas Day. The Amenity Facilities may close early on Valentine's Day, Mother’s Day, Memorial Day, Father’s Day, Independence Day, Labor Day, Christmas Eve, and New Year's Eve.

GENERAL AMENITY CENTER PROVISIONS

- (1) The Board reserves the right to amend or modify these policies when necessary and will notify Patrons of any changes.
- (2) The Board, Amenity Manager, and Amenity Staff have full authority to enforce these policies.
- (3) Disregard for any Amenity Facility Policies may result in expulsion from the facility and/or loss of Amenity Facility privileges.
- (4) Patrons shall treat all Amenity Staff with courtesy and respect.
- (5) No Patron is allowed in the employee only service areas of the Amenity Facility.
- (6) Patrons must use their assigned Key Card to enter the Amenity Facilities.
- (7) Two facility Key Cards will be issued by the Amenity Manager or Amenity Staff to the property-owning person or entity at the time they are closing upon property within the District. The fee for each initial card will be \$30.00. Proof of residency may be required annually. All Patrons must use their Key Card for entrance to the Amenity Facilities. A Key Card should not be issued to Non-Residents unless they are a Non-Resident User.
- (8) Lost, Damaged or Stolen Key Card Fee. Residents and Non-Resident Users will be charged thirty dollars (\$30.00) to obtain a new or replacement Key Card. Patrons must contact the Amenity Manager for instructions on how to obtain a replacement Key Card and to initiate the replacement process. Damaged Key Cards must be mailed or delivered to the Amenity Manager’s office prior to obtaining a replacement. Please note that all lost or stolen Key Cards will be deactivated for security reasons.
- (9) Children under sixteen (16) years of age must be accompanied by a parent or adult Patron.
- (10) Alcoholic beverages shall not be served or sold at the Amenity Facilities. Alcohol may be brought to the Clubhouse by residents and consumed in the Clubhouse at private or Clubhouse-sponsored adults-only events. These events must be pre-approved by the Amenity Manager, acting on behalf of the Board.

- (11) CDD and HOA Board meetings take precedence over other activities in scheduling conflicts.
- (12) No Patron wearing a wet bathing suit will be allowed to sit on the indoor clubhouse furniture.
- (13) Animals and pets (except service animals as defined in Section 413.08, Florida Statutes) are not permitted on or at the Amenity Facilities. Service animals must be leashed or controlled as outlined in Section 413.08 (3), Florida Statutes. Patrons are responsible for picking up after all animals and pets.
- (14) Vehicles must be parked in designated areas. Vehicles should not be parked in any way that blocks the normal flow of traffic. Overnight parking for vehicles of any kind in the Clubhouse parking lot will only be allowed with permission from the Amenity Manager or designated Amenity Staff.
- (15) Fireworks of any kind are not permitted anywhere at the Amenity Facilities or on any other District owned property and common areas.
- (16) Smoking and the use of smokeless tobacco products, including e-cigarettes, are banned from all Amenity Facilities.
- (17) Motorized off-road bikes, vehicles, scooters, and ATVs are prohibited on all property owned, maintained, and operated by the District, including the Amenity Facilities. Only motorized vehicles owned and operated by the District, if any, are permitted on District property.
- (18) The Amenity Facilities will not offer child care services to Patrons.
- (19) Skateboarding is not allowed on any Amenity Facility property, including but not limited to: the amenity center, basketball courts, pool area, athletic fields, playground area, parking lot, and sidewalks surrounding this area.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Any Patron or other person who makes use of the Amenity Facilities for any purpose whatsoever does so at his or her own risk, and shall hold the District, its officers, agents and employees harmless for any and all losses, costs, claims, injuries, damages or liability sustained or resulting from such use. Patrons are solely responsible for personal property brought onto the Amenity Facilities. The District is not responsible for the loss or damage to any personal property used or brought onto the Amenity Facilities.

All Patrons using the Amenity Facilities are required to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment. No person shall remove from the room in which it is placed or from the Amenity Facilities any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for

any property damage and/or personal injury caused by them at the Amenity Facilities. The District reserves all legal and equitable remedies for losses due to property damage or personal injury.

INDEMNIFICATION

Each organization, group or individual using or reserving the use of the Amenity Facilities shall indemnify and hold the District, and its officers, employees and agents harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, and property damage of any nature, arising out of or in connection with the use of the Amenity Facilities and/or other District property, including attorneys' fees, litigation related costs, and appellate proceedings related thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agents, employees and officers shall not be liable for, and the Patrons shall release all such parties from, claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the Patron resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

GENERAL SWIMMING POOL AND SPLASH PAD RULES

- (1) Patrons may only gain access to the pool and splash pad areas through the use of their assigned Key Cards. At any given time, a Patron may accompany up to four (4) Guests at the swimming pool and splash pad.
- (2) The Board reserves the right to authorize all programs and activities, including specifying the number of guest participants, allowable equipment, supplies, usage, etc., conducted at the pool, including swim lessons, and aquatic or recreational programs. Organized activities such as swim lessons or recreational programs must first be approved by the Board.
- (3) Swimming pool and splash pad hours will be posted at the pool and no lifeguard will be on duty. Patrons swim at their own risk and must adhere to rules. Swimming is permitted only during posted swimming hours. Swimming after dusk is prohibited.
- (4) No access will be allowed, by a Patron or any other person, before or after posted swimming pool hours. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Facilities for the entire household. Any person swimming during non-posted swimming hours may be suspended from using the Amenity Facilities pursuant to the provisions of the Suspension and Termination section below.
- (5) Pool availability may be rotated in order to facilitate maintenance of the Amenity Facilities, or for inclement weather. Maintenance may require the pool to be closed for one (1) full day at the discretion of the Amenity Manager or Amenity Staff. Depending upon the intensity of pool usage, Amenity Staff may close the pool for additional periods of time to facilitate maintenance and to ensure compliance with applicable Florida health codes.
- (6) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health

risks associated with human waste in the swimming pool/deck area. The changing of diapers or clothes is not allowed at pool side. Changing tables are provided in the restroom facility.

- (7) Showers are required before entering the pool and splash pad. All Patrons shall wear proper swim attire while using the pool or splash pad. Proper swim attire is traditional swimwear such as one piece swimsuits, two piece swimsuits, swim trunks and/or board shorts. Clothing including but not limited to jean shorts, athletic shorts, underwear, and other similar items are not proper swim attire.
- (8) Pool entrances must be kept clear at all times. Pool furniture is not to be removed from the pool area.
- (9) Children under sixteen (16) years of age must be supervised by a Parent or Adult Patron at all times for usage of the pool or splash pad facility.
- (10) Loud, profane, or abusive language is prohibited. No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area. No swinging on ladders, fences, or railings is allowed. Alcoholic beverages, gum, and glass containers are not permitted in the pool area. Pets, bicycles, skateboards, roller blades, scooters, radio controlled watercraft, and golf carts are not permitted on the pool deck area inside the pool gates at any time.
- (11) Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices must meet with Amenity Staff approval prior to use. The Amenity Staff reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern. Ear buds or headphones must be used while listening to radios or other personal audio devices at the pool.

Splash Pad Rules

- (1) All persons using the splash pad do so at their own risk. No lifeguard on duty.
- (2) You must have a swipe card to gain access to the splash pad. Proof of residency and/or id will be required if you do not have a swipe card.
- (3) Hours of operation: The splash pad is open during the time that the pool is open.
- (4) Facility staff has the authority to deny access and/or usage of splash pad at any time if maximum bathing load is reached as defined by Pasco County (Maximum bathing load 8.)
- (5) Splash pad may be closed down at any time due to inclement weather, unforeseen circumstances, certain seasons of the year, or for maintenance.
- (6) The splash pad area cannot be reserved as it is not a rentable area; pad is on a first come first serve basis until facility reaches maximum bathing load of 8 as defined by Pasco County.

- (7) Children under the age of 16 must be accompanied in the splash pad area by an adult 18 years or older.
- (8) Children who are not toilet trained must wear approved swim diapers; regular diapers are not permitted. No changing of diapers at splash pad.
- (9) Proper swim attire as described in Rule 7 of the General Swimming Pool and Splash Pad Rules is required. Persons must shower before entering the pool or splash pad.
- (10) Persons experiencing diarrhea must not use the splash pad.
- (11) Persons with open cuts, sores, blisters, infections or diseases that may be transmitted by water are prohibited.
- (12) If splash pad is contaminated it will be shut down and cleaned as per center of disease control and prevention. (Chapter 64E-9 Florida admin code.)
- (13) No alcoholic beverages allowed.
- (14) No smoking, vaping, or tobacco products permitted.
- (15) Residents are responsible for their guests and their behavior. Parents are responsible for their children's behavior.
- (16) No running, flipping, rough housing or hanging on any of the equipment.
- (17) Do not drink or swallow the water; it is a re-circulated chlorinated water system.
- (18) All participants should conduct themselves in a courteous, safe, and family oriented manner.
- (19) No cursing, offensive language or offensive gestures are allowed.
- (20) Do not place any pool furniture on the splash pad.
- (21) No food or drink is permitted within 12 feet of the splash pad; paver area only. No glass. No gum.
- (22) Persons are not permitted to play music; headphones only.
- (23) Do not cover any water fixtures or drains.
- (24) The District and/or facility staff is not responsible for any lost or stolen items.
- (25) Please report any incidents or issues to clubhouse staff.

- (26) All other general facility and pool rules apply.
- (27) Failure to follow rules may result in suspension of privileges or being trespassed from facility. For a full copy of the splash pad policies and procedures, please ask staff.
- (28) In case of an emergency, call 911, and then notify the staff.
- (29) No animals allowed.

SWIMMING POOL AND SPLASH PAD: FECES POLICY

- (1) No Patron shall pollute the pool or splash pad. Any Patron who does pollute the pool or splash pad is liable for any costs incurred in treating and reopening the pool or splash pad. If contamination occurs, the pool and/or the splash pad will be closed for the requisite time provided for by Florida law and the water will be treated or shocked with chlorine to kill all bacteria, as necessary.
- (2) Parents should take their children to the restroom before entering the pool or splash pad. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.

BARBECUE GRILL POLICIES

- (1) The barbecue grill will be available on a first-come first serve basis. When other Patrons are waiting to use the grill, there is a time limit of 30 minutes. Patrons may move to the end of the line if they need more time.
- (2) Patrons should ensure the coals in the barbecue grill are cooled off after use and clean up any spilled food, beverages, or condiments.

FITNESS CENTER POLICIES

All Patrons and Guests using the fitness center within the Amenity Facility are expected to conduct themselves in a responsible, courteous and safe manner in compliance with this Amenity Facilities Policy. A Patron's disregard or violation of this policy, misuse of the fitness center, or destruction of fitness center equipment may result in the suspension or termination of fitness center privileges pursuant to the provisions of the Suspension and Termination section below.

Please note the fitness center is an unattended facility. All Patrons using the facility do so at their own risk. Amenity Staff is not present to provide personal training or exercise consultation to Patrons. Patrons interested in using the fitness center are encouraged to consult with a physician prior to commencing a fitness program.

- (1) **Hours:** The fitness center is open for use by Patrons during normal operating hours to be established and posted by the District. No access will be allowed, by a Patron or any other person, before or after fitness center hours, except for Amenity Staff to perform official duties and tasks. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Facilities for the entire household pursuant to the provisions of the Suspension and Termination section below.
- (2) **Emergencies:** All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.
- (3) **Eligible Users:** Patrons sixteen (16) years of age and older are permitted to use the fitness center during designated operating hours. Fourteen (14) and fifteen (15) year old persons may use the fitness equipment with adult supervision. Children under the age of fourteen (14) may not use the fitness equipment. Patrons and Guests use all Amenity Facilities at their own risk.
- (4) **Proper Attire:** Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits.
- (5) **Food and Beverage:** Food (including chewing gum) is not permitted. Non-alcoholic beverages, however, are permitted if contained in non-breakable containers with screw top or sealed lids. Glass containers and alcoholic beverages are not permitted.
- (6) **Miscellaneous Policies:**
 - Each Patron is responsible for wiping off fitness equipment after use.
 - Use of personal trainers is not permitted.
 - Hand chalk is not permitted.
 - Music and/or digital media players are not permitted unless they are personal units equipped and used with headphones.
 - No bags, gear, or jackets are permitted on the floor of the fitness center or on the fitness equipment.
 - Smoking and smokeless tobacco products are not permitted.
 - Weights or other fitness equipment may not be removed from the fitness center.
 - Patron use of cardiovascular equipment shall be limited to thirty (30) minute periods.
 - Patrons shall alternate between multiple sets on weight equipment if other individuals are waiting.
 - Patrons must return weights and other fitness equipment to the proper location after use.
 - Patrons should not drop free weights. Free weights should be placed only on the floor or on equipment made specifically for storage of the weights.
 - Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the fitness center.
 - Televisions are available for use at volumes courteous to other Patrons using the fitness center. Patrons must turn off the TV when finished watching the television.

GAME ROOM POLICY

- No Patron under the age of 16 is permitted in the Game Room without an 18 and older Resident or Non-Resident User present.
- The Game Room equipment will be kept at the front desk and must be signed out from Amenity Staff. Patrons should notify Amenity Staff if any equipment is missing or broken.
- Patrons must not sit or lean on the game tables and/or bar tops.
- When Patrons are finished playing, Patrons should return the game equipment to the front desk, cue sticks and chalk to the wall racks.
- When all of the game room tables are occupied and other Patrons are waiting, Patrons must limit usage time to one hour. This time limit does not apply to posted notices of tournament play.

SPORTS FACILITIES POLICY

All Patrons using the District's basketball court and/or other sport courts, community parks or fields (the "**Sports Facilities**") are expected to conduct themselves in a responsible, courteous and safe manner, and in compliance with this Amenity Facilities Policy. Disregard or violation of the District's policies and rules and misuse or destruction of Sports Facility equipment may result in the suspension or termination of Sports Facilities and/or Amenity Facilities privileges. Guests may use the Sports Facilities if accompanied by an adult Resident or Non-Resident User.

Please note that the Sports Facilities are unattended. All persons using the Sports Facilities do so at their own risk. Persons interested in using the Amenity Facilities and/or Sports Facilities are encouraged to consult with a physician prior to using the facility.

- (1) **Hours:** The Sports Facilities are available for use by Patrons from dawn to dusk. No access will be allowed, by a Patron or any other person, before dawn or after dusk. Trespassing may be prosecuted as a criminal offense and may lead to the temporary or permanent revocation of that Patron's Key Card and/or the revocation of access to the Amenity Facilities for the Patron's entire household, pursuant to the provisions of the Suspension and Termination section below.
- (2) **Emergencies:** All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.
- (3) **Proper Attire:** Proper athletic apparel and athletic shoes are required at all times while using the Sports Facilities. Proper attire shall consist of athletic shoes with non-marking soles, shirts, and shorts or athletic pants. No cutoffs, swimsuits, or jeans are allowed to be worn at the Sports Facilities.
- (4) **Reservations:** The Sports Facilities may not be rented nor reserved. The Sports Facilities are on a first come, first serve basis. Use of the Sports Facilities is limited to one (1) hour when other Patrons are waiting.

(5) ***General Policies:***

- Proper sportsmanship and etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- Persons using the Sports Facilities must supply their own equipment.
- Each Sport Facility is for the play of its intended sport only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from use at all Sports Facilities.
- Beverages are permitted at the Sports Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted. Alcoholic beverages are not permitted at the Sports Facilities.
- No chairs other than those provided by the District are permitted at the Sports Facilities.

PLAYGROUND POLICY

- (1) Children under the age of eight (8) must be accompanied by an adult Patron.
- (2) No roughhousing on the playground.
- (3) Patrons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground. Smoking and smokeless tobacco products, e-cigarettes, alcoholic beverages, and glass containers are not permitted on or near the playground.
- (4) Use of the playground may be limited from time to time due to sponsored events which must be approved in advance by the Amenity Manager.
- (5) The use of profanity or disruptive behavior at the playground is prohibited.

BASKETBALL, GAGA BALL, AND VOLLEYBALL COURTS POLICY

- (1) The basketball, gaga ball, and volleyball courts (“Courts”) may not be reserved. Usage is on a first-come basis.
- (2) No play when Courts are wet (standing water).
- (3) No roughhousing or horseplay is allowed on the Courts.
- (4) The use of profanity or disruptive behavior on the Courts is prohibited.
- (5) Loud radio playing or excessive noises will not be permitted.
- (6) Players must show good sportsmanship at all times.
- (7) If other players are waiting to use the Courts, all players are to retire at the end of one hour.
- (8) Proper attire must be worn while using the Courts (shorts & rubber soled athletic shoes).

- (9) No bicycles, skateboards, or roller blades/in-line skates or the like are permitted on Courts.
- (10) No food is allowed within 5 feet of the edges or on the Courts.
- (11) Beverages are permitted on the Courts if contained in non-breakable containers with screw top or sealed lid. Glass containers and alcoholic beverages are strictly prohibited.
- (12) Courts are open during daylight hours only (from dawn to dusk).
- (13) Courts must be cleaned after each use.

COMPUTER USAGE POLICIES

- (1) Internet computers or electronic devices will not be used for illegal activity, to access illegal materials, or to access materials that, by local community standards, would be obscene.
- (2) Users are not permitted to behave in a way that intrudes upon the rights of others. Users are not permitted to invade the privacy of other residents, or to harass or bully Amenity Staff or residents.
- (3) Installation, downloading, and/or modification of software on District-owned computers or electronic devices are prohibited.
- (4) Users will respect copyright laws and licensing agreements.
- (5) Users will not make any attempt to gain unauthorized access to restricted files or networks, or to damage or modify computer equipment or software.
- (6) Users must end their sessions and leave the computer when asked to do so by authorized Amenity Staff.
- (7) Because the public computers and wireless access are located in public areas, what the user views is not private. In accordance with Florida Statutes, Chapters 847.011 (1)(a) and 847.0133 (1), displaying obscene material to minors or printing such materials may be a violation of the law and could result in penalties up to and including imprisonment.
- (8) Display of images that are harmful to minors on any District-owned or personally-owned electronic device is prohibited under the Children's Internet Protection Act. This act specifically addresses images that may be harmful to minors, so M (mature)-rated and above games are not allowed to be played. Other games may have content that is offensive or harmful to minors. Amenity Staff have been entrusted with the authority and responsibility of monitoring the use of games in the clubhouse and discontinuing use of any that might be in this category.
- (9) A maximum of five (5) pages of printing is allowed per resident per day.

AMENITY FACILITIES NON-RESIDENT USER FEE

- (1) Non-Resident Users may purchase an annual membership for use of the Amenity Facilities on a year to year basis. The Non-Resident User Fee is \$2,500 per family, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident User is entitled to two (2) Key Cards for a family unit. Non-Resident User membership becomes effective upon the date full payment of the Non-Resident User Fee and the Non-Resident User Application are received by the District. A sample Non-Resident User Application is attached to this Amenity Facility Policy. To renew the membership for another year, the Non-Resident User must pay the Non-Resident User Fee on or before the expiration date of the prior term. The Non-Resident User Fee rate is subject to change from year to year based upon the costs of operation of the Amenity Facilities.

GUEST PRIVILEGES

- (1) All Guests must be registered at the amenity center by Amenity Staff and accompanied by a Resident or Non-Resident User at all times. Resident(s) and/or Non-Resident Users are permitted to bring a maximum of four (4) Guests per visit. Guests are not limited to a certain number of visits, so long as they are accompanied by a Resident or Non-Resident User. Patrons who have a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest on any of these Policies as set forth by the District could result in loss of that Patron's privileges.
- (2) Each Resident or Non-Resident User may bring no more than four (4) persons as Guests to the Amenity Facilities at one time, unless the Patron has reserved a room at the Amenity Facilities and has paid the required rental usage fee. In the event a Patron has rented a room or pavilion at the Amenity Facilities, the number of Guests shall be limited by the room or pavilion policies.

RENTER'S PRIVILEGES

- (1) Property Owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the renter of their residential unit(s) as the beneficial users of the Property Owners' privileges while they are a resident of the District
- (2) A Renter who is designated as the beneficial user of the Property Owner's privileges shall be entitled to the same rights and privileges to use the Amenity Facilities as the Property Owner and other Residents.
- (3) During the period when a Renter is designated as the beneficial user of the Property Owner's privilege to use the Amenity Facilities, the property owner shall not be entitled to use the Amenity Facilities with respect to that property.
- (4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District.
- (5) All persons renting or leasing a home from persons owning the property in the District will be required to obtain a Key Card from the property owner.
- (6) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time, and all policies applicable to the Amenity Facilities.

FACILITY RENTAL POLICIES

Patrons may reserve for rental certain portions of the Amenity Facilities for private events. *The pool and pool deck area are not available for private rental and shall remain open to other Patrons during normal operating hours.* Only one (1) room or portion of the Amenity Facilities is available at a time for rental during regular hours of operation. Reservations may not be made more than four (4) months prior to the event. In addition, each household may rent a portion of the Amenity Facilities only once per quarter of the calendar year. All Amenity Facility Policies remain in force for rental events. Rooms may not be rented for events where the renting Patron would receive a direct financial gain.

Please see the Amenity Manager for details relating to additional rental cost, staffing cost and availability, and facility availability for the anticipated date and time of the event. Please note that the Amenity Facilities are unavailable for private events on the following holidays:

Easter Sunday	Memorial Day Weekend	Fourth of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve	

- (1) ***Private Rental of the Meeting Room:*** The meeting room is the only room in the Amenity Facilities that is available for private rental. Maximum rental time is five (5) total hours, which includes time for set-up and post-event cleanup. Persons renting a room of the Amenity Facilities must abide by room capacity and must pay the rental fee described below. Any Patron renting any portion of the Amenity Facility shall be responsible for any and all damage and expenses arising from the event.

(2) ***Meeting Room Reservation and Rental Process:***

- a. Patrons interested in reserving a room must submit to the Amenity Manager, no later than thirty (30) days prior to the event, a completed Rental Information Form. The Amenity Manager will review the Rental Information Form on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for reconsideration; and
- b. The Patron desiring to reserve a room must pay a refundable security deposit of two hundred fifty dollars (\$250.00) at the time of reservation, or a minimum of 30 days before the event, made payable electronically to the District pursuant to the guidelines established by Amenity Staff. The deposit will be returned following the rental event, provided the Amenity Manager determines that there has been no damage to the facility and the facility has been properly cleaned after use. If the facility is not properly cleaned, the deposit will be retained by the Amenity Manager for this purpose; and
- c. The renting Patron(s) must pay to the District a rental fee of one hundred dollars (\$100.00) when the event is booked, or a minimum of 30 days before the event. The rental fee is non-refundable within thirty (30) days of the event. The renting Patron(s) must submit an electronic payment to the District. In addition, the renting Patron(s) shall provide to the Amenity Manager an estimated number of guests to use the rented room no fewer than five days prior to the date of the rental. The number of Guests shall not exceed the allowable number or capacity for that room authorized by the fire marshal. Failure to provide an estimated number of guests for the event may result in the cancellation of the rental at the discretion of the Amenity Manager.

(3) ***Refund of Security Deposit:*** The Amenity Manager shall determine the amount of deposit to return, if any. To be eligible to receive a full refund of the deposit, the renting person must ensure the following actions are completed:

- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position(s).
- Wipe off counters, table tops and sink area.
- Replace garbage liner(s).
- Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
- Ensure that no damage has occurred to the Amenity Facility and its property.

In addition, a person or group remaining in the rented room after the allotted rental time during normal operating hours will cause the renting Patron(s) to be billed \$50.00 per half hour, to be subtracted from the security deposit. Patrons may request a maximum of one hour of additional rental time beyond regular operating hours for rental events. If a Patron desires a rental event to continue for one hour beyond regular operating hours, that Patron must notify the Amenity Manager at the time of booking and must receive approval from the

Amenity Manager in advance. A rental of a room which extends after regular operating hours will cause the renting Patron(s) to be billed \$75.00 per half hour for that additional time to be deducted from the deposit.

If additional cleaning is required, the renting Patron(s) will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of security deposit. If the security deposit is insufficient to cover all such cleaning costs, the Amenity Manager shall bill the renting Patron(s) for the remaining balance. A Patron renting a room of the Amenity Facilities may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.

- (4) ***Room Cancellations:*** The room(s) must be cancelled thirty days prior to the reserved date by notifying the Amenity Manager by phone or in writing. If the room reservation is cancelled fewer than thirty days prior to the scheduled rental, the \$100 rental fee will be retained as a cancellation fee.
- (5) ***General Rental Policies:*** During a scheduled rental event, the renting Patron(s) shall ensure all attendees abide by the following rules:
 - All attendees must adhere to the Amenity Facility Policies set forth herein.
 - The volume of live or recorded music must not violate applicable Pasco County noise ordinances.
 - Attendees of a scheduled rental event will have exclusive use of the rented room during the scheduled time of their approved event. The pool and the pool deck may not be used as part of the event.
 - Alcohol may be brought to the Clubhouse and consumed in the Clubhouse at private events. These events must be pre-approved by the Amenity Manager, acting on behalf of the Board.
 - The kitchen may be only used by the renting Patron(s) during their approved events. Otherwise, the refrigerator and the items within the refrigerator and within the cabinet are not for residential use.
 - During days when there are events sponsored by the District or reserved by a Patron, the meeting room will not be available for rental.

SUSPENSION AND TERMINATION OF PRIVILEGES

To ensure the use and enjoyment of the Amenity Facilities by all Patrons and Guests, the following policy shall be followed for those Patrons who do not adhere to the rules and regulations. This policy will be enforced and applied uniformly in a standard way to all Patrons without prejudice.

- (1) Patrons and Amenity Staff are expected to act, at all times, in a courteous and respectful manner. A Patron displaying aggressive or argumentative behaviors may be subject to immediate suspension by Amenity Staff. Any Patron who is physically or verbally abusive to other Patrons or Amenity Staff will not receive written notice and will be immediately suspended for up to fifteen (15) days at the discretion of the Amenity Manager. For each rule violation, the Amenity Staff shall fill out an incident report. A sample incident report is attached to this Amenity Facility Policy.

- (2) At the discretion of Amenity Staff, children between the ages of sixteen (16) and seventeen (17) years old who violate the rules and policies may be expelled from the facility for one (1) day. Upon such expulsion, a written incident report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be kept on file with the District. Any child who is expelled from the facility three (3) times in a one (1) year period, shall, until the child reaches the age of eighteen (18), only be entitled to use the facility if accompanied by a parent or adult Patron at all times.
- (3) All other rule violations shall be handled by the Amenity Manager and/or Amenity Staff in the following manner:
- 1ST Violation: Verbal Warning
 - 2nd Violation: Written Warning
 - 3rd Violation: 30 Day Suspension
 - 4th Violation: 60 Day Suspension
- (5) Patrons' Amenity Facility privileges may be subject to suspension or termination by the Board if a Patron behaves in a manner described below in this non-exhaustive list of impermissible behaviors:
- Permits unauthorized use of his or her assigned Key Card by another person
 - Exhibits unsatisfactory behavior, manners or appearance
 - Fails to abide any portion of this Amenity Facility Policy
 - Treats the Amenity Staff, Patrons or Guests in an unreasonable or abusive manner
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District, the Amenity Facility, Amenity Staff or other Patrons.
- (6) Any Patron receiving a notice for rules violation will have the violation removed if they receive no further violations within a ninety (90) day period following the notification. If the member corrects the situation which is a violation on the spot, then no notice (oral or written) will be issued.
- (7) Any Patron receiving a notice of a rules violation may appeal by notifying the Amenity Manager and requesting the suspension to be reviewed and/or repealed by the Appeals Committee of the Board. The appeal will be conducted as follows:
- The meeting of the Appeals Committee shall be called to order.
 - The Appeals Committee shall select a chairperson and a recording secretary for the meeting.
 - A description of the behavior resulting in a rules violation shall be read by a representative of the Amenity Manager and/or Amenity Staff.
 - A representative of the Amenity Staff shall present cause for suspension, including any evidence, such as the incident report(s) for the violation(s).
 - Appellant shall present rebuttal of the allegations and evidence.

- The Appeals Committee shall deliberate and deliver a ruling. The Amenity Manager shall notify the offender of the results of the appeal.

Concord Station Community Development District

Incident Report

Date of Incident: _____ **Time of Incident:** _____ (am/pm)

Party Involved: _____ **Sex:** Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: _____

Was local law enforcement called? Yes/No

Description of what happened (include location):

Names, phone numbers, and addresses of who witnessed the incident:

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation: _____

Name of Staff Member writing this report: _____

Signature of Staff Member writing this report: _____

Date: _____

**Concord Station Community Development District
Non-Resident User Application**

Date of Application: _____ **Date of Non-Resident User Fee Payment:** _____

Mailing Address: _____

Phone Number: _____

Alternate Phone Number: _____

Email Address(es): _____

Total Number of Immediate Family Members: _____

Names of Adult Members: _____

Names of Children and Ages: _____

Emergency Contact Information:

Primary Emergency Contact:

Name(s): _____ **Phone Number(s):** _____

By executing this application, I agree to abide and be bound by all terms and conditions of the Amenity Facility Policy, including, without limitation, the indemnity and release provisions set forth in the policy, and acknowledge that my use of the District Amenity Facility is at my own risk. I understand and acknowledge that I may access the Amenity Facility Policy online at the District website at any time or may request a paper copy from the District Manager. I further acknowledge that I have read or had the opportunity to read the Amenity Facility Policy prior to signing this agreement.

(signature)

By: _____
(print name)