



Rizzetta & Company

Connerton West Community Development District

Board of Supervisors' Regular Meeting January 9, 2023

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

www.connertonwestcdd.org

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT AGENDA

At Club Connerton located at 21100 Fountain Garden Way, Land O Lakes, FL 34638.

District Board of Supervisors	Daniel Novak	Chairman
	Chris Kawalec	Vice Chairman
	Steve Wiers	Assistant Secretary
	Tyson Krutsinger	Assistant Secretary
	Vacant	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Attorney	Meredith Hammock	KE Law, PLLC
District Engineer	Greg Woodcock	Cardno

All cellular phones must be placed on mute while in the meeting room.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 813-994-1001. 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.

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE · 5844 OLD PASCO RD SUITE 100, WESLEY CHAPEL, FL 33544
www.connertonwestcdd.org

Board of Supervisors
Connerton West Community
Development District

January 6, 2023

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Connerton West Community Development District will be held on **Monday, January 9, 2023 at 4:00 p.m.**, at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638. The following is the agenda for this meeting.

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Review of December Aquatics Report..... Tab 1
 - B. Review of December Field Inspection Report.....Tab 2
 1. Landscape Response to Field Inspection Report
(under separate cover)
 2. Consideration of Proposal to Remove and Replace Declining Perennial Blue Daze Plants.....Tab 3
 3. Consideration of Proposal for Sod Fill-In Behind Median Monument.....Tab 4
 4. Discussion of Landscape Performance and Enhancement
 - C. Review of December Irrigation Report..... Tab 5
 - D. Review of December Property Maintenance Report..... Tab 6
 - E. District Engineer
 1. Review of November District Engineer Report..... Tab 7
 2. Review of Wildlands Conservation Annual Report..... Tab 8
 - F. District Counsel
 1. Update on License Marketing Agreement
 2. Update on Trail Project
 3. Update on Easement Agreements
 - G. District Manager
 1. December District Manager Report & Review of Financials Tab 9
- 4. BUSINESS ITEMS**
 - A. Consideration of Resumes for Vacant Seat..... Tab 10
 - B. Consideration of Resolution 2023-01, Designating OfficersTab 11
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 5, 2022 Tab 12
 - B. Consideration of Operation and Maintenance Expenditures for November 2022..... Tab 13

- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

I 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) 994-1001.

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1



AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1195 Customer: CONNERTON WEST CDD

Technician: Aleksey Solano

Date: 12/14/2022 Time: 03:00 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
1			x						
3			x						
M32			x						
M26			x						
50			x						
48	x		x						
49	x		x						
51	x		x	x					
47	x		x						
7	x		x						
8			x						
9			x						
10			x						
11			x						
12	x		x						
25	x		x						
27	x		x						

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
<input type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input checked="" type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input checked="" type="checkbox"/> Woodstork
<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

<input checked="" type="checkbox"/> Arrowhead	<input checked="" type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input checked="" type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input checked="" type="checkbox"/> Cordgrass	<input checked="" type="checkbox"/> Lily

Beneficial Vegetation Notes:

<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Soft Rush	<input type="checkbox"/> _____

☐ Soft Rush

Tab 2

CONNERTON WEST

LANDSCAPE INSPECTION REPORT



December 28, 2022
Rizzetta & Company
Jason Liggett– Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Entrance Connerton Boulevard

Summary, General Updates, Recent & Upcoming Maintenance Events

- ❖ Provide the board an update on enhancement projects approved in the district.
- ❖ Continue to work on detail it has improved over last month.

The following are action items for Brightview Landscaping or Ballenger & Co., (B&C) to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold underlined is info. or questions for BOS or Developer.**

1. Remove the dead Gold Mound Duranta in the center island at the main entrance to the community on connerton blvd just pass the main monument on the backside.(Pic 1)



5. Treat the bed weeds to the east of the Maintenance area on Connerton Blvd.
6. **On the outbound side of Connerton Blvd before the maintenance area we have new hog damage in the Saint Augustine between the sidewalk and the road. Brightview please stomp this down and level out. Do we still have a trapper that is currently working this issue?**
7. Flush cut the dead tree on Connerton Blvd just pass the Arbors entrance out in the bed in the field area.
8. Treat the ant mounds throughout Connerton Blvd once eradicated rake down the mounds.

2. Treat the bed weeds in the palmetto stand on the outbound side of Connerton Blvd as you go past the maintenance area. Remove the dead Palmettos from this stand.
3. **Treat the crack weeds throughout the rain gutters on Connerton Blvd some of these will need to be string trimmed.**
4. During my inspection, the Annual beds were severely damaged from the artic weather. Does BrightView feel that these will come back?(Pic 4>)



Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

9. Remove the dead from the African Iris in the center island on Connerton Blvd just pass the second traffic circle.(Pic 9)



10. Recreate the beds under the Hollie trees on Flourish Drive before Shadyside Lane at the Willow Vista entrance on Connerton Blvd.
11. Remove the taller weeds at the Pocket park on Pleasant Wood Drive in Willow vista. This area was sprayed we just have the taller weeds that need to be pulled.
12. Remove the dead plant material from the lot line between the home and the pocket park on Pleasant Woods Drive. Provide a price to replace this material.



13. Treat the bed weeds in the grass beds on Shadyside lane at the lift station before Emeraldwood Way.

14. Remove the low hanging moss from the cypress trees at the 2nd traffic circle on Connerton Blvd near the Gardenia glen frontage.
15. Provide the district a price to do a thinning of the inside of the oak trees at the Storybook park pet area. Make sure these are lifted to 10 feet the contractual height.
16. Remove the sucker growth in the sitting area on the east side of the Storybook park right next to the new parking area.
17. Check the irrigation run time in the pocket park on Butterfly Kiss drive during my inspection I noticed that there were tire tracks in the turf area which tells me the saturation level is high.(Pic 17)



18. Restake the leaning Magnolia tree at the 2nd Wistful Yearn Drive park.
19. Treat the bed weeds in the at the Jasmine abbey park remove any taller weeds by hang.
20. Treat the ant mounds in the Jasmine Abbey turf areas. Once eradicated rake down mounds.

Connerton Boulevard, Wonderment Way & Pleasant Plain Parkway

21. From the Arbors entrance on Pleasant Plains parkway to the main entrance remove the taller weeds growing in the Parsoni Juniper in the center island.

22. During detail services BrightView to work on removing the low hanging Spanish moss around pond banks in the district.

23. Treat the bed weeds to the west of the Arbors entrance on Pleasant plains parkway out in the field area under the schilling hollies.

24. Remove the tall weeds growing in the firebush at the corner of Westerland Drive and Lagerfield Drive.

25. **Treat the bed weeds at the winsome way cull d sac. Remove the taller weeds from the Azaleas.**

26. At the butterscotch terrace park, we still are having issues with the weeds in the juniper to the west side we need to use selective to treat these.

27. Remove the vines growing from the oak tree at the Garden Party park kid playground area to the south near the sitting benches.(Pic 27)



28. Treat the bed weeds in the Ornamental grass bed at the exit side of the arbors entrance on Connerton Blvd in the field to the east.(pic 28)



Tab 3

Proposal for Extra Work at Connerton West CDD

Property Name	Connerton West CDD	Contact	Darryl Adams
Property Address	21100 Fountain Garden Way Land O' Lakes, FL 34628	To	Connerton West CDD c/o Rizzetta & Co.Inc
		Billing Address	c/o Rizzetta & Co Inc 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544

Project Name Connerton: Remove & replace declining perennial Blue Daze Plants. 12-8-22

Project Description Remove & replace declining perennial Blue Daze Plants.

Scope of Work

This proposal includes: Fuel, delivery, removal/disposal of plants/mulch and installation of (665) Blue Daze perennials and mulch. It does not include irrigation as it is controlled by another contractor.

QTY	UoM/Size	Material/Description	Unit Price	Total
3.00	HOUR	(Crew 3) Removal/Disposal & Bed Prep	\$302.96	\$908.89
665.00	EACH	Blue Daze (Perennial) - 1 gallon	\$13.48	\$8,967.13
8.00	CUBIC YARD	Mulch Installed (Bulk) - Pine Bark Nuggets	\$86.35	\$690.78

Images

Connerton Blvd Blue Daze



For internal use only

SO# 7996037
JOB# 342200227
Service Line 130

Total Price \$10,566.80

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

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

Customer

Signature

Title

District Manager

Darryl Adams

Printed Name

Date

December 08, 2022

BrightView Landscape Services, Inc. "Contractor"

Signature

Title

Account Manager, Senior

Jason Allen Roberts

Printed Name

Date

December 08, 2022

Job #: 342200227

SO #: 7996037

Proposed Price: \$10,566.80

Tab 4

Proposal for Extra Work at Connerton West CDD

Property Name	Connerton West CDD	Contact	Jason Liggett
Property Address	21100 Fountain Garden Way Land O' Lakes, FL 34628	To	Connerton West CDD c/o Rizzetta & Co.Inc
		Billing Address	c/o Rizzetta & Co Inc 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544

Project Name Connerton: Sod fill-in behind median monument on Connerton Blvd. 11-28-22

Project Description Sod fill-in behind median monument on Connerton Blvd.

Scope of Work

Proposal includes: Fuel, delivery, removal/disposal of mulch and install Floratam sod. Irrigation coverage provided by another contractor other than Brightview.

QTY	UoM/Size	Material/Description
1.50	HOUR	(Crew 2) Removal/Disposal of mulch & Bed Prep
500.00	SQUARE FEET	Sod - Straight Lay/Install - St. Augustine 'Floratam'

Images

Connerton Sod



For internal use only

SO# 7987452
JOB# 342200227
Service Line 130

Total Price \$1,386.54

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

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

Customer

Signature

Title

Property Manager

Jason Liggett
Printed Name

Date

November 28, 2022

BrightView Landscape Services, Inc. "Contractor"

Signature

Title

Account Manager, Senior

Jason Allen Roberts
Printed Name

Date

November 28, 2022

Job #: 342200227

SO #: 7987452

Proposed Price: \$1,386.54

Tab 5



Ballenger Irrigation

IRRIGATION REPORT

DATE: December 28, 2022

PROJECT: Connerton West – Land O’Lakes

Routine maintenance was conducted throughout the month and any alarms were addressed as quickly as possible. One non-warranty decoder and one warranty decoder were replaced between November 27th and December 27th.

In addition to routine maintenance, the following issues were addressed:

- Installed last six G5 communication modules and started converting controllers to ET based programs.
- Replaced facepack on H-controller that was no longer keeping the correct time and date.
- Repaired cracked zone pipe under oak tree on zone B28.
- Brought down EP1 and EP2 pump stations in anticipation of Christmas freeze on December 23rd. Pumps were brought back online December 27th.

The ET sensor located on the Hunter ACC controller at the EP1 pump station recorded 2.23” of ET and 1.66” of rain between November 28th and December 27th. There were two significant rainfall events of 0.25” or more during this same period, the greatest occurring on December 21st, when 0.81” was recorded. The site was shut down for a total of 6 days to take advantage of what nature provided and for possible freezing conditions.

According to the Water Management District, the 12-month rolling water usage for the month of October was 105,409 gpd. This is well below the permitted quantity of 419,000 gpd.

Sincerely,

Gail Huff

Gail Huff – C.L.I.A., Florida Water Star Certified



Water Quality Tests

EP1

Date	pH	Salinity (ppm)	TDS (ppm)	Conductivity (uS)	
2/18/2022	8.4	360	530	711	
4/8/2022	8.85	340	490	710	
5/2/2022	8.8	330	490	719	
6/6/2022	8.59	290	440	635	
7/6/2022	8.75	260	390	568	
7/22/2022	8.92	270	400	577	
8/30/2022	7.82	240	360	526	
10/3/2022	8.3	230	340	492	
12/2/2022	7.87	240	360	240	

Acceptable pH for St. Augustine turf is 6.5-8.4

Acceptable TDS for St. Augustine turf is less than 450 ppm.

EP2

Date	pH	Salinity (ppm)	TDS (ppm)	Conductivity (uS)	
2/18/2022	7.69	90	140	204	
4/8/2022	8.2	190	210	413	
5/2/2022	8.14	100	160	228	
6/6/2022	8.83	120	170	254	
7/6/2022	8.54	110	170	258	
7/22/2022	8.33	110	160	234	
8/30/2022	7.59	110	170	251	
10/3/2022	7.8	100	160	230	
12/2/2022	7.8	90	140	216	

Tab 6

Maintenance Weekly Report

12/3/2022 –12/9/2022

Accomplishments

12/3/22 (CDD) Checked site, remove garland from 2 main entry signs (2.0hrs)
12/5/22 (CDD) Check site, checked fountain & fill, checked playgrounds, empty trash, picked up trash, empty & fill dogipot stations, checked bike trail, empty trash, picked up roadway trash, cleaned up 208 & 209, order new swings for Storybook Park (7.75hrs)
12/5/22 (HOA) Checked CC cleaned up parking lot trash, checked RP, pressure wash RP wall (3.0hrs)
12/6/22 (CDD) Checked site, checked fountain, checked bike trail, treat fire ants, checked playgrounds, checked fire ants, checked lawn maintenance, picked up roadway trash, checked sign painting, picked up fuel, pressure washed John Deere, staked off tree holes Butterfly Kiss Park, checked outlying areas, toured property with Jason (Brightview) (6.0hrs)
12/6/22 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash, checked lady's bathroom door, helped set up meeting rm (2.0hrs)
12/7/22 (CDD) Check site, checked fountain, checked bike trail, empty trash, checked playgrounds, installed new swings @ Story brook park checked lawn maintenance, picked up roadway trash, cleaned up 208 & 209 (4.0hrs.)
12/7/22 (HOA) Checked RP, picked up trash, Checked CC, picked up trash, pressure wash Rose Point wall (2.0hrs)
12/8/22 (CDD) Checked site, checked fountain, checked playgrounds & parks, empty trash, empty & fill dogipot stations, checked for lawn maintenance, picked up roadway trash, checked bike trail, empty trash, repaired cut wire @ oak tree lights PPP (4.0hrs)
12/8/22 (HOA) Checked RP, pick up trash, checked CC pick up trash (1.0hrs)
12/9/22 ETO (8.0hrs)

Ballenger Irrigation

12/5/22 - 2
12/6/22 - 0
12/7/22 - 0
12/8/22 - 1
12/9/22 -

Brightview Land.

12/5/22 -0
12/6/22 -4 - detail
12/7/22 - 15 – 4 detail, 11 mowing
12/8/22 - 16 – 11 mowing 5 detail
12/9/22 -



Rizzetta & Company

Plans For Next Week



Rizzetta & Company

Clean up Arbors gazebos

Current/Future Projects

Clean playgrounds



Rizzetta & Company

Blank Tab

Accomplishments

12/12/22 (CDD) Check site, checked fountain & fill, checked playgrounds, empty trash, picked up trash, empty & fill dogipot stations, checked bike trail, empty trash, picked up roadway trash, cleaned up 208 & 209, went to Lowes, re hung garland on entry signs, repair bush xmas light, unplug oak tree lights (green), ordered salt stain remover (8.0hrs)

12/12/22 (HOA) Checked CC cleaned up parking lot trash, checked RP (1.0hrs)

12/13/22 (CDD) Checked site, checked fountain, checked bike trail, checked playgrounds, checked lawn maintenance, picked up roadway trash, pressure wash Connerton Cove playground (5.5hrs)

12/13/22 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash, finished pressure washing outside RP wall (2.5hrs)

12/14/22 (CDD) Service John Deere, check site, checked fountain, checked bike trail, replaced (2) bridge boards, checked playgrounds, checked lawn maintenance, picked up roadway trash, cleaned up 208 & 209 (6.0hrs.)

12/14/22 (HOA) Checked RP, picked up trash, Checked CC, picked up trash, re install ceiling light in bathroom, empty gym trash, sent picture of street sign (2.0hrs)

12/15/22 (CDD) Checked site, checked fountain, checked playgrounds & parks, empty trash, empty & fill dogipot stations, checked for lawn maintenance, picked up roadway trash, checked bike trail, empty trash (4.0hrs)

12/15/22 (HOA) Checked RP, pick up trash, checked CC pick up trash (1.0hrs)

12/15/22 (ETO) (2.0hrs)

12/16/22 (ETO) (8.0hrs)

Ballenger Irrigation

12/12/22 - 2

12/13/22 - 2

12/14/22 - 2

12/15/22 - 0

12/16/22 -

Brightview Land.

12/12/22 -0

12/13/22 -3 detail

12/14/22 - 4 detail

12/15/22 - 3 detail

12/16/22 -



Rizzetta & Company

Plans For Next Week



Rizzetta & Company

Storm clean up

Current/Future Projects

Clean salt from willow vista signs



Rizzetta & Company

Blank Tab

Maintenance Weekly Report

12/19/2022 –12/23/2022

Accomplishments

12/19/22 (CDD) Check site, checked fountain, checked playgrounds, empty trash, picked up trash, empty & fill dogipot stations, checked bike trail, empty trash, picked up roadway trash, cleaned up 208 & 209, removed deer from PPP, met holiday light co., had lights turned to white @ tree on PPP entry (6.25hrs)

12/19/22 (HOA) Checked CC cleaned up parking lot trash, checked RP, stopped hose bib leak, checked area (2.0hrs)

12/20/22 (CDD) Checked site, checked fountain, checked bike trail & blow off, checked playgrounds, checked lawn maintenance, picked up roadway trash (4.25hrs)

12/20/22 (HOA) Checked RP common areas & pick up trash, Check CC & pick up trash (1.0hrs)

12/20/22 (ETO) (3.0hrs)

12/21/22 (ETO) (8.0hrs.)

12/22/22 (CDD) Checked site, checked fountain, checked playgrounds & parks, empty trash, empty & fill dogipot stations, checked for lawn maintenance, picked up roadway trash, checked bike trail, empty trash (3.5hrs)

12/22/22 (HOA) Checked RP, pick up trash, checked CC pick up trash (1.0hrs)

12/22/22 (ETO) 2.0hrs)

12/23/22 (Holiday) (8.0hrs)

Ballenger Irrigation

12/19/22 - 1

12/20/22 - 2

12/21/22 -

12/22/22 - 3

12/23/22 -

Brightview Land.

12/19/22 -0

12/20/22 -3 mowing

12/21/22 -

12/22/22 - 5 men mowing

12/23/22 -



Rizzetta & Company

Plans For Next Week



Rizzetta & Company

Storm clean up

Current/Future Projects

Clean salt from willow vista signs



Rizzetta & Company

Tab 7



January 9, 2023

Connerton West Community Development District Engineer's Report:

Project Requiring Permit

Storybrook Park Improvements

- Paving is complete. Pavement Markings are scheduled to be installed week of January 3rd.
- Punchlist will be created by Stantec week of January 3rd. Final civil punchlist to be completed week of January
- Landscape Architect provided punchlist based on onsite review.
- Working with Landscape Architect and Landscape Contractor regarding finalizing landscape install per Pasco County Requirements.
- Change order for Landscape to be presented at 1-9-2023 meeting for consideration. Change order information will be sent to Board Members prior to meeting for review.

Trail Project

- CDD board put this priority on hold. Developer taking over design and permitting responsibilities.

Acquisition Review

Parcel 209 Acquisition – Civil portion of the project has not been turned over

Parcel 208 Acquisition – Civil portion of the project has not been turned over

Miscellaneous Projects

Sealing of Entrance Signs

- Project has been completed

Missing sidewalk along Connerton Blvd. and Flourish Drive

- Stantec is coordinating with District Council to assist in determining responsibility and timing of the construction of the sidewalk.

Shade Sail Project

- New Shades have been installed and contractor has been onsite to adjust sails. Cardno will be onsite 12-29-2023 to review.

Dog Park Project

- Cardno to move forward with design and cost estimate.

Amenity Center Pond Wall Repair

- Waiting on Schedule for replacement of blocks from Sitemasters.

Tab 8



**Connerton Village Phase Two
Wetland Conservation Easements
Annual Monitoring Report**

ERP No. 23534.011



SUBMITTED TO:
Connerton West Community Development District
Connerton, LLC
Southwest Florida Water Management District

SUBMITTED BY:
Wildlands Conservation, Inc.
15310 Amberly Drive, Suite 185
Tampa, FL 33647
November 2022

INTRODUCTION

Connerton Village Phase Two, part of the Connerton West Community, is located in Pasco County south of State Road 52 and east of U.S. 41 (a.k.a. Land O' Lakes Boulevard). In connection with the Connerton Development of Regional Impact and as a condition of issuance of permits by the Southwest Florida Water Management District, certain wetland areas of the site were preserved as conservation areas in order to offset impacts to natural resources associated with the development. In November 2006, the developer dedicated a Conservation Easement over certain portions of these areas to Wildlands Conservation, Inc. (hereafter "Wildlands"). As a non-profit conservation organization, Wildlands provides oversight of the conservation easements and assures that they are appropriately managed in their natural conditions. Included in this area are Wetland Conservation Easement 3 and Nos. 5 through 15, totaling 124.5 acres.

Pursuant to the conditions of the updated agreement made with the developer and the Connerton West Community Development District (CDD), Wildlands will conduct annual monitoring assessments of the Conservation Easement areas to determine their overall condition. Wildlands then formulates recommendations to the CDD on actions that should be taken in order to maintain compliance with the purpose and conditions of the Easement. This is an annual report that describes the monitoring effort for the past year. **This monitoring event occurred on October, 21, 2022.**

PURPOSE OF EASEMENT

This Easement was required as a condition of permits issued by the Southwest Florida Water Management District for the development of Connerton Village Phase Two (hereafter "the Village"). The purpose of the Easement is to assure that the areas will be preserved in their natural conditions and to prevent any uses that would impair or interfere with their environmental value. Activities that are inconsistent with this purpose are prohibited, including:

1. Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground;
2. Dumping or placing soil or other substance or material as landfill, dumping or placing of trash, waste or unsightly or offensive materials;
3. Removing or destroying trees, shrubs, or other vegetation except for the removal of exotic or nuisance vegetation in accordance with the District approved maintenance plan;
4. Excavating, dredging or removing loam, peat, gravel, soil rock or other material substances in such a manner as to affect the surface;
5. Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition;
6. Activities detrimental to drainage, flood control, water conservation, erosion soil conservation, or fish and wildlife habitat preservation;
7. Acts or uses detrimental to such retention of land or water areas;

8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance;
9. Access by the public.

ASSESSMENTS OF THE CONSERVATION AREAS

The following provides a general description of each wetland Conservation Easement (CE) area, including location with respect to the surrounding landscape and habitat types.

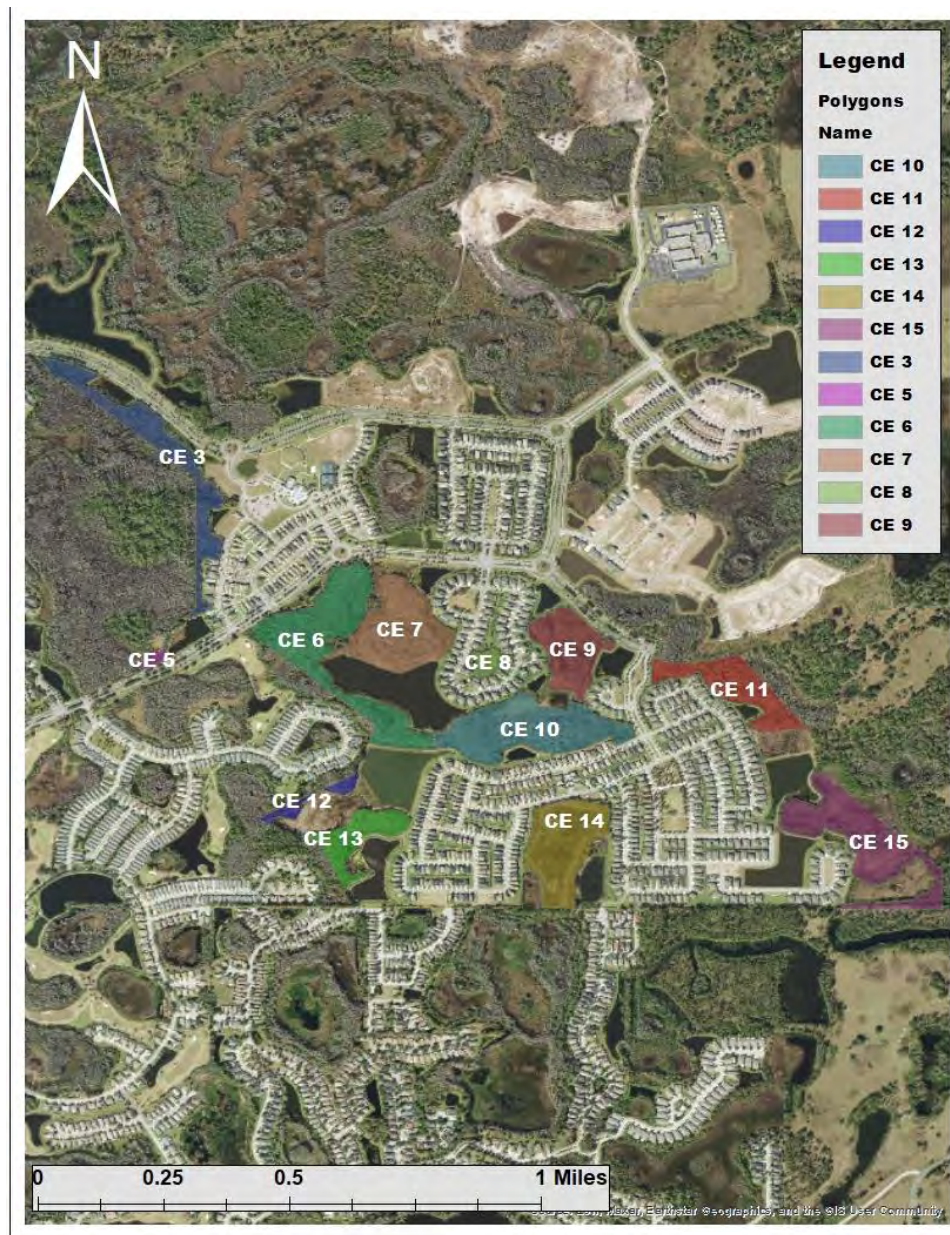


Figure 1. Map of the Connerton Village Phase Two Easements.

Wetland CE 3

Wetland CE 3 is 11.860 acres situated along the western boundary of the Village, extending from Connerton Boulevard south to Pleasant Plains Parkway. It is contiguous with an approximately 85-acre wetland conservation area to the west (outside of the Village). The eastern boundary is adjacent to the Connerton Boulevard right-of-way, which is sodded and maintained, in the north half of the CE and with residential lots in the southern half. No new construction activities have occurred near this parcel.

The parcel consists of a mosaic of cypress swamp, freshwater marsh, and mixed hardwood conifer forest. The perimeter of the CE is a mixed brush-shrub habitat with prevalent presence of invasive plant species. The dominant vegetation includes pond cypress (*Taxodium ascendens*), swamp bay (*Persea palustris*), sweetbay (*Magnolia virginiana*), loblolly bay (*Gordonia lasianthus*), wax myrtle (*Morella cerifera*), bushy bluestem (*Andropogon glomeratus*), grape vine (*Muscadine* spp.), maiden cane (*Panicum hemitomon*), saw palmetto (*Serenoa repens*), slash pine (*Pinus elliottii*), blackberry (*Rubus* sp.), dog fennel (*Eupatorium capillifolium*), and groundsel tree (*Baccharis halimifolia*).

Wildlife Observations

- Tricolored Heron
- Limpkin
- Sandhill Crane
- Little Blue Heron
- Snowy White Egret

Assessment

Invasive plant species were observed in CE No. 3. All species mentioned in previous reports have been observed again during this monitoring period. These infestations remain untreated. The cogongrass (*Imperata cylindrica*) was observed along the eastern and southern side of the parcel. Primrose-willow (*Ludwigia peruviana*), Caesarweed (*Urena lobata*), Brazilian pepper (*Schinuss terebinthifolia*), skunk-vine (*Paederia foetida*), and torpedo grass (*Panicum repens*) were also observed. These species are considered Category I invasive plant species by the Florida Invasive Species Council (hereafter “FISC”) and are considered some of the world’s worst invasive plant species. These species need to be eradicated before they cause more harm to the conservation easement.

Dead bay trees were observed at the northeast bend of the easement and the most southern point. This could be due to a disease, laurel wilt, caused by a fungus that uses the ambrosia beetle as a vector. Dead trees and their remnants should be left in place, and preferably burned on property, to prevent spread of this disease.

Lawn trimmings and litter were observed along the eastern boundary of the parcel.



Photo 1. Litter, a sink, dumped in Wetland CE 3.



Photo 2: Lawn trimmings dumped along the eastern border.



Photo 3. Possible laurel wilt seen at the northeastern bend of the easement.



Photo 4. Primrose-willow and cogongrass observed along the eastern boundary.

Wetland CE 5

Wetland CE 5 is 0.554 acres, and situated along the western boundary of the Village, fronting Pleasant Plains Parkway along its south side. This wetland is part of an approximately 1.2-acre marsh that is contiguous with the wetland bordering CE 3. The east side of the wetland is bordered by a sodded berm which separates it from a storm-water retention area.

Dominant vegetation includes red maple (*Acer rubrum*), groundsel tree, maiden cane, wax myrtle, blackberry, and swamp fern (*Blechnum serrulatum*) along the edges of the wetland. The interior of the wetland includes species like pickerel weed (*Pontederia cordata*), bushy bluestem, pond cypress, St. John's wort (*Hypericum fasciculatum*), *Juncus* spp., and cattail (*Typha* sp.).

Assessment

Several Category I invasive plant species were observed in this parcel which include: cogongrass, old world climbing fern (*Lygodium microphyllum*), and Chinese tallowtree (*Triadaca sebifera*) span the entirety of the southern boundary. Old world climbing fern is a vine-like fern which grows over other species, blocking sunlight in the process, and inhibiting the photosynthetic abilities of native plant species. These species have been observed in past monitoring events and need to be eradicated before they spread further into the conservation easement.

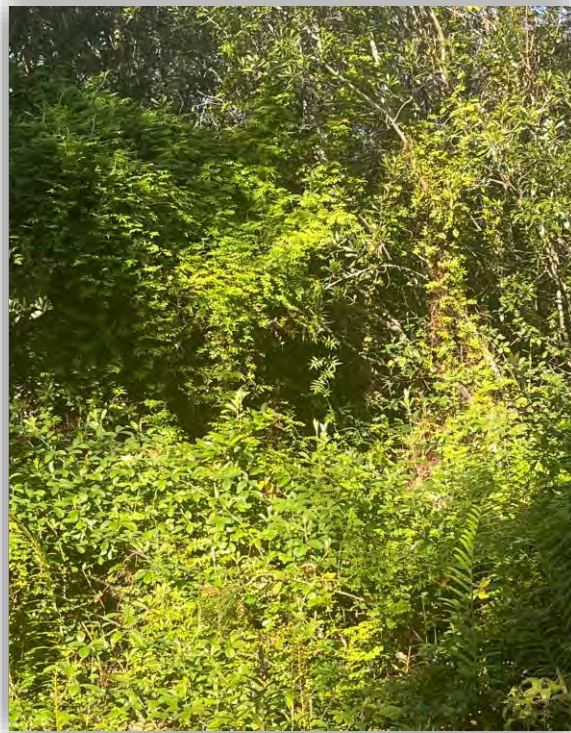


Photo 5. Old world climbing fern observed along the southern border blocking native plants from photosynthesis processes.



Photo 6. Cogongrass seen bordering the southern edge of the easement.

Wetland CE 6

Wetland CE 6 is 19.857 acres immediately south of Pleasant Plains Parkway along the western boundary of the Village. It is contiguous with CE 7 and 10 and storm-water retention areas to the east and south. It is also part of a wetland system that extends to the southwest, outside the boundary of the Village (part of The Groves, Phase IV). On the north and northeast side are Pleasant Plains Parkway and two associated storm-water retention areas. The road right-of-way and buffers around the retention areas are stabilized with sod.

This parcel is characterized as a cypress swamp surrounded by mixed hardwood-conifer forest and several small areas of wet prairie. The dominant vegetation includes pond cypress, slash pine, swamp fern, water oak (*Quercus nigra*), live oak (*Quercus virginiana*), grape vine, saw

palmetto, cabbage palm (*Sabal palmetto*), loblolly bay, and wax myrtle. The wet prairie areas contained species like St. John's wort, bog button (*Lachnocaulon* sp.) and bushy bluestem.

Wildlife Observation

- Red Shouldered Hawk
- Pied-billed Grebe

Assessment

Brazilian pepper is scattered along the southern edge of the conservation easement adjacent to the retention pond. Peruvian primrose-willow was observed just outside the northwest border. Both species are Category I invasive plant species and need to be eradicated before they spread into the easement.

There were multiple dead bay trees along the southern edge of the border which could be due to laurel wilt. These trees and their remnants should be left alone or burned on site to prevent farther possible spread of this disease.

Dumping of wood scraps and a tarp was seen on the western border of the easement. Residents should be informed of their close proximity to conservation easements and the prohibited activities associated with the easements.



Photo 7. Brazilian peppertree on the southern border of the easement

Wetland CE 7

Wetland CE 7 is 14.573 acres immediately south of Pleasant Plains Parkway on the east side of CE 6. It is contiguous with the natural communities of CE 6, with a fringe of mixed hardwood conifer uplands, excluded from the CE, situated between the two areas. Along the north side are two storm-water retention ponds bordering Pleasant Plains Parkway. The retention area off the northwest corner has an extensive vegetated littoral shelf and no berm along its south side, allowing for sheet flow of water into the CE area. A sodded berm separates this retention area from a second one off the northeast corner of the CE. The east side of the CE is bordered by a vegetation area along Swiss Chard Circle, vegetated by grass. An approximately 30 feet wide buffer is planted with sod. A large storm-water retention area is located on the south side.

CE 7 is composed of natural plant communities similar to CE 6 with cypress swamp transitioning into wet prairie and hardwood-conifer forest. The dominant species in the cypress and hardwood-conifer forest are pond cypress, swamp fern, saw palmetto, slash pine, wax myrtle, and water oak. The wet prairie was dominated by bog button, St. John's wort, scattered pines, and bushy bluestem. Michaux's orchid (*Habenaria quinqueseta*) was scattered along the northern edges of the easement.

Wildlife Observations

- Anhinga

Assessment

CE 7 had few invasive species. Peruvian primrose-willow is the dominant invasive species and is located in the retention area. A dead bay tree was observed just outside the western perimeter. This tree could have been killed by laurel wilt. The tree and remnants of it should be left where it is when it falls and preferably burned on the property to prevent further spread of the disease. Additionally, trash was observed close to the western border, found between easements 6 and 7. Access to this CE has become increasingly difficult as houses filled in vacant lots that served as access points. The CDD needs to let residents know of our annual site visits.



Photo 8. Dead bay tree observed along the western boundary.

Wetland CE 8

CE 8 is 1.475 acres within the center of Swiss Chard Circle loop, situated south of Pleasant Plains Parkway. Pond cypress, bushy bluestem, and St. John's wort make up the central area of the parcel. The edges of the wetland are a mix of shrub and brush including loblolly bay, groundsel tree, grape vine, wax myrtle, red maple, thistle (*Cirsium* sp.) and blackberry.

Assessment

This CE is difficult to monitor due to it being entirely surrounded by residential dwellings. We urge the homeowner's association and the CDDs to educate and remind the residents on permitted activities in the CE areas. Due to this CE's location in the center of a large cul-de-sac, it may be susceptible to dispersing exotic species (including landscaping species) and should be monitored closely. Cogongrass and Brazilian peppertree were observed along the western border of the easement. These are Category I invasive species and need to be eradicated from the easement immediately.



Photo 9. Brazilian peppertree on the western border of the easement.

Wetland CE 9

Wetland CE 9 is 9.439 acres situated in the east-central part of the Village. It is bordered by the Swiss Chard Circle neighborhood to the west, a storm-water retention area to the north, and Pleasant Plains Parkway to the northwest, a second retention area to the east, and a third retention area and CE 10 to the south. All buffer areas surrounding CE 9 have been planted with sod, approximately 25 to 35 feet in width.

This CE comprises approximately 3 acres of pine flatwoods, a 0.5 acre and a 2.5-acre cypress swamp (approximately), interspersed with freshwater marsh. The dominant vegetation is pond cypress, slash pine, laurel oak (*Quercus laurifolia*), dahoon holly (*Ilex cassine*), wax myrtle, saw palmetto, swamp bay, wiregrass (*Aristida* sp.), and bushy bluestem. Transitional areas and edges are vegetated by dense dogfennel.

Wildlife Observations

- Little Blue Heron
- American Alligator

- Glossy Ibis

Assessment

Brazilian peppertree, Chinese tallowtree, and Peruvian primrose-willow were observed along the northeast perimeter of the easement. These species have been observed through past monitoring years and need to be eradicated before they spread further into the easement.

Cogongrass and primrose-willow were located outside of the easement (to the west), across Pleasant Plain Dr. These large infestations are in close proximity to the easement boundary and can easily spread into the easement. These infestations should be treated before encroachment occurs.



Photo 10. American alligator and Tricolored Heron

Wetland CE 10

CE 10 is 17.256 acres located on the south side of CE 9, separated by a berm and storm-water retention area. It is bordered by Swiss Chard Circle neighborhood and a storm-water retention

area to the northeast, CE 6 to the west, and a small retention area and residential development along Wonderment Way to the south.

This parcel consists of cypress swamps interspersed with freshwater marsh. The dominant vegetation observed in the cypress and freshwater marsh areas is pond cypress, slash pine, St. John's wort, cattail, pickerel weed, *Juncus* sp., and water lily (*Nymphaea odorata*). The transitional areas and edges were dominated by red maple, swamp bay, loblolly bay, laurel oak, saw palmetto, bushy bluestem, dog fennel, wax myrtle, and coastal plain willow.

Wildlife Observations

- Tricolored heron

Assessment

Brazilian peppertree was spotted at the southern boundary of this easement. Skunk-vine was also found at this easement. These species should be eradicated immediately.

Dead bay trees, possibly killed by laurel wilt, were observed in the southeastern corner of the easement. This tree and the remnants of it if it falls should be left where it falls and preferably burned on property to prevent farther spread of this disease.



Photo 11. Skunk-vine observed along south-eastern corner of easement border.

Wetland CE 11

Wetland CE 11 is 9.708 acres in the southeast part of the Village. The meandering western boundary is bordered by Wonderment Way, a completed residential area along Blueline Sky Drive, and a storm-water retention area. The eastern boundary of the CE corresponds to the Village boundary. A storm-water retention area is situated adjacent to the southern boundary. The wetlands within this area are part of larger systems extending beyond the boundary to the north and east.

This CE area consists of three cypress swamps surrounded by a fringe of hardwood-conifer upland forest. The dominant vegetation includes pond cypress, laurel and water oak, slash pine, wax myrtle, swamp bay, loblolly bay, saw palmetto, cattail, red maple, blackberry, and bushy bluestem.

Assessment

Brazilian peppertree and Peruvian primrose-willow were observed throughout the western border, between the road and the CE. The presence of Brazilian peppertree has been an ongoing issue within this easement for years and remain untreated. Invasive species within and in close proximity to the CEs need to be eradicated immediately.

Litter was observed along the northwest boundary of this CE. Residents should be educated on the close proximity of conservations easements to their properties and the prohibited activities associated with the easements.



Photo 11. Brazilian peppertree observed along the wester boundary.

Wetland CE 12

Wetland CE 12 is 2.087 acres in the southwest corner of the Village. It is bordered by stormwater retention areas to the east and south. The southern retention area connects this parcel with CE 13. These wetlands extend beyond the boundary to the north and west, adjacent to the residential area called The Groves, Phases II and IV. The dominant vegetation in this wetland is very similar to other Village wetlands; including a cypress swamp with edges vegetated by water oak, wax myrtle, blackberry, laurel oak, saw palmetto, swamp bay, loblolly bay, and bushy bluestem.

Wildlife Observations

- Limpkin

Assessments

No violations were observed within this CE.

A dead bay tree was observed within the CE that could have died due to laurel wilt. This tree and its remnants should be left in place where it fall, and preferably burned on site if possible.



Photo 13. Photo taken from the eastern border looking east into the easement.

Wetland CE 13

Wetland CE 13 is 6.597 acres in the southwest corner of the Village. It is bordered by stormwater retention areas on all sides. The western boundary of the CE corresponds to the Village boundary. The wetlands within this CE are part of a wetland system extending beyond the boundary to the west (part of The Groves, Phases II and IV) and extending into CE 12 to the north.

The CE is characterized as cypress swamp dominated by pond cypress and slash pine, with edges of swamp bay, loblolly bay, laurel oak, wax myrtle, blackberry, maiden cane, saw palmetto, and sabal palm.

Wildlife Observations

- Snowy White Egret
- Limpkin

Assessments

No violations were observed within this easement.

Wetland CE 14

Wetland CE 14 is 13.482 acres in the south-central part of the Village. It is bordered by Billowy Jaunt Drive on the north, residential areas on the east and west, and the Village boundary on the south. There is a retention area on the southeastern side. This CE is part of a larger wetland system located to the south (part of Wilderness Lake Preserve, Phase III).

A freshwater marsh surrounded by a fringe of pond cypress makes up this CE. Species such as cattails, pickerel weeds, swamp bay, wax myrtle, St. John's wort, maiden cane, and water lilies are dominant in the open water areas of the marsh. The fringe contains species such as pond cypress, slash pine, laurel oak, water oak, blackberry, grape vine, and wax myrtle.

Assessments

Skunk vine was observed in the northwestern corner of the CE. A camphor tree from the previous year is still present. It is recommended that areas adjacent to the easement be regularly inspected for invasive species. Invasive species adjacent to or within the easements should be treated immediately to minimize cost and time of treating a larger infestation later.

Litter was dumped within CE. Residents should be informed of the prohibited activities of the conservation easements that are in close proximity to their properties.



Photo 15. Camphortree observed along the northern border of the easement for multiple years.

Wetland CE 15

Wetland CE 15 is 17.652 acres in the southeast corner of the Village. The meandering western boundary is bordered by three storm-water retention areas all adjacent to residential areas. The southern and eastern boundaries correspond to the Village's boundaries.

This parcel is dominated by a large freshwater marsh with a fringe of mixed hardwood-conifer forest along the eastern boundary. A cypress swamp can be found in the center of the wetland. The dominant vegetation in this CE includes laurel oak, slash pine, blackberry, grape vine, wax myrtle, saw palmetto, pond cypress, red maple, loblolly bay, swamp fern, and various *Vaccinium* spp.

Wildlife Observations

- Little Blue Heron
- Gray Squirrel
- American Alligator

Assessments

During 2020's monitoring event unauthorized clearing of vegetation and building of structures was observed behind the lots of 22002 and 22010 Butterfly Kiss Drive. These residents were notified to remove all structures and cease clearing of vegetation. 2021 and 2022's monitoring

events confirmed the structures were removed and clearing has stopped but a swing was still present within the easement that needs to be removed. The residents of these properties need to be notified remove all remaining items in the CE.

Dumping of litter was also observed on the CE in multiple places. Residents should be notified of CE boundaries and the prohibited activities associated with them.

Brazilian peppertree, Peruvian primrose-willow, and skunk-vine were observed within CE. These species need to be treated and eradicated from the easement.

A dead bay tree, possibly due to laurel wilt, was observed within this CE. The remains of the bay tree should be left where they fall and preferably burned on property to be minimize spread of this disease.



Photo 16. Swing located inside CE.



Photo 17. Dumping of yard debris within the easement.

RECOMMENDATIONS AND CONCLUSIONS

Dumping of yard debris and trash

Dumping of yard debris and trash was present in 7 of the 12 wetland easements. **It is up to the CDD to educate and hold the homeowner's association, the homeowner's, landscapers, contractors, and builders accountable to appropriately dispose of and be aware of how their actions might affect these conservation areas.**

Invasive Species

Several Category 1 invasive plant species were observed in almost every CE. These species should be eradicated immediately. These species include primrose-willow, cogongrass, Brazilian peppertree, Chinese tallowtree, Old world climbing fern, Caesarweed, and skunk-vine. Most of these species were observed along buffer areas and edges of the CE. Coordinates of the marked species may be provided upon request.

It is highly recommended to treat these species using EPA registered herbicides by a trained or licensed exotic species treatment technician. Wildlands can provide you with information on treatment of each species if needed.

Many of these invasive exotics have consistently been reported in past years' monitoring reports. It is against the CE agreement to let these species remain unchecked in the CE areas. **Please begin monitoring and begin eradication efforts of these species.** The longer management waits to treat exotics, the more expensive it will be to eradicate these species from the property. Early detection and rapid response are key when dealing with invasive species.

Laurel Wilt

Several areas of tree die-offs should continue to be monitored. Recent deaths of bay trees were observed in many CEs, which is likely the result of laurel wilt disease. Laurel wilt disease is a disease in bay tree that is caused by a fungus and transferred from tree to tree by the exotic ambrosia beetle. Cures for the disease are currently unknown but it is recommended to leave remnants of the trees as close to where they fell as possible, and to burn the remnants on property if possible to prevent farther spread of the disease. Additional information can be found in the publication in the references section below.

Education Program

If not already implemented, initiate an education program to inform property owners and residents of the protected status of the wetland conservation areas. Information brochures or emails can be sent out to inform residents of these areas. Informing residents of native species landscaping options can save time and money on invasive species management for the CDD. It is beneficial to inform new residents of the importance and uniqueness of the protected areas within the Village. It would also be beneficial to inform the homeowners about the presence of wildlife species and how to contact Florida Fish and Wildlife Conservation Commission (FWC) if they wish to report a wildlife issue.

REFERENCES

Connerton, 2007.. Homeowner Regulations, Restrictions and Standards for the Community of Connerton, Pasco County, Florida. Revised March 1, 2019.

Florida Exotic Pest Plant Council (FLEPPC). 2019. List of Florida's Invasive Plant Species. Internet: <http://www.fleppc.org/list/list.htm>

Mayfield, Albert E. III. Laurel Wilt. Florida Department of Agriculture and Consumer Services, Florida Forest Service, April 2008.

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 6, 2023 at 4:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

**District
Manager's
Report**

January 9

2022

C
O
N
N
E
R
T
O
N

W
E
S
T

FINANCIAL SUMMARY

9/30/2022

General Fund Cash &
Investment Balance:

\$257,111

Reserve Fund Cash &
Investment Balance:

\$709,103

Debt Service Fund
Investment Balance:

\$1,017,566

**Total Cash and Investment
Balances:**

\$1,983,780

**General Fund Expense
Variance: \$70,198**

**Under
Budget**



Supervisor Request Updates

Budget- Connerton West CDD finished under budget for the Fiscal Year 2021-2022 by \$70,198. Great job Board of Supervisors! The Board can motion to move the \$70,198 into the Reserves.

Redesignation of Seats-In January, the Board will complete a redesignation of seats. This will ensure that the District stays compliant.

Board of Supervisor Vacant Seat- The HOA sent an email blast to the District regarding the vacant seat. We received multiple resumes, and the candidates plan to attend the next meeting.

Towing Policy Agreement- I met onsite with 813 Towing, and we completed a review of where the towing signs will be planted. 813 Towing will pay for the signs, and it wouldn't be a cost to the District.

Hog Trapping-I spoke with Jerry, and his staff processed the credit to the District. I'm waiting on proposals from other hog-trapping vendors.

Licensing Marketing Agreement- District Counsel, Lennar, and I had a conference call regarding the request from the District. Lennar isn't willing to compile with the District request. Lennar informed us they will improve the maintenance of the open space near Rose Cottage Park.

Resident Request and Concerns- A resident is requesting permission to use Arbors Park for a birthday party. I informed her that the parks are for the public, and it's first come first served. Also, residents have voiced their concerns regarding the cutback of the Conservation in the 209 area. The Board will discuss this at the meeting.

Storage Units-I spoke with the vendor, and he is working on providing me pictures of the container units that he has for sale. The prices of the units have decreased.

Blank Tab



Rizzetta & Company

Connerton West Community Development District

**Financial Statements
(Unaudited)**

September 30, 2022

Prepared by: Rizzetta & Company, Inc.

connertonwestcdd.org
rizzetta.com

Connerton West Community Development District

Balance Sheet

As of 09/30/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	89,131	0	8,691	0	97,821	0	0
Investments	167,980	709,103	1,017,566	197,275	2,091,924	0	0
Prepaid Expenses	26,090	0	0	0	26,091	0	0
Refundable Deposits	25,811	0	0	0	25,811	0	0
Fixed Assets	0	0	0	0	0	46,992,297	0
Amount Available in Debt Service	0	0	0	0	0	0	1,026,257
Amount To Be Provided Debt Service	0	0	0	0	0	0	14,273,743
Total Assets	309,012	709,103	1,026,257	197,275	2,241,647	46,992,297	15,300,000
Liabilities							
Accounts Payable	66,482	0	0	0	66,482	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	15,300,000
Total Liabilities	66,482	0	0	0	66,482	0	15,300,000
Fund Equity & Other Credits							
Beginning Fund Balance	129,795	518,136	1,082,767	465,305	2,196,004	0	0
Investment In General Fixed Assets	0	0	0	0	0	46,992,297	0
Net Change in Fund Balance	112,735	190,967	(56,511)	(268,030)	(20,840)	0	0
Total Fund Equity & Other Credits	242,530	709,103	1,026,257	197,275	2,175,164	46,992,297	0
Total Liabilities & Fund Equity	309,012	709,103	1,026,257	197,275	2,241,647	46,992,297	15,300,000

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	490	(490)
Special Assessments				
Tax Roll	1,514,256	1,514,256	1,524,775	(10,519)
Off Roll	64,320	64,320	64,321	(1)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	369	(369)
Total Revenues	1,578,576	1,578,576	1,589,955	(11,379)
Expenditures				
Legislative				
Supervisor Fees	13,000	13,000	12,200	800
Total Legislative	13,000	13,000	12,200	800
Financial & Administrative				
Administrative Services	5,916	5,916	5,916	0
District Management	36,429	36,429	36,239	190
District Engineer	30,000	30,000	40,046	(10,047)
Disclosure Report	8,000	8,000	8,000	0
Trustees Fees	13,000	13,000	12,571	429
Assessment Roll	5,355	5,355	5,355	0
Financial & Revenue Collections	5,355	5,355	5,355	0
Tax Collector/Property Appraiser Fees	0	0	150	(150)
Accounting Services	22,440	22,440	22,440	0
Auditing Services	4,475	4,475	4,475	0
Arbitrage Rebate Calculation	1,000	1,000	1,500	(500)
Public Officials Liability Insurance	3,177	3,177	3,032	145
Legal Advertising	2,000	2,000	2,460	(460)
Miscellaneous Mailings	500	500	2,318	(1,818)
Bank Fees	0	0	10	(10)
Dues, Licenses & Fees	500	500	425	75
Website Hosting, Maintenance, Backup & Email	3,650	3,650	3,638	13
Total Financial & Administrative	141,797	141,797	153,930	(12,133)
Legal Counsel				
District Counsel	60,000	60,000	78,517	(18,518)
Total Legal Counsel	60,000	60,000	78,517	(18,518)
Law Enforcement				
Off Duty Deputy	9,500	9,500	8,225	1,275

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Law Enforcement	9,500	9,500	8,225	1,275
Electric Utility Services				
Utility Services	39,000	39,000	39,457	(457)
Utility - Street Lights-Neighborhood Roads	190,000	190,000	186,825	3,175
Utility - Street Lights-Collector Roads	70,000	70,000	72,694	(2,694)
Total Electric Utility Services	299,000	299,000	298,976	24
Water-Sewer Combination Services				
Utility Services	2,500	2,500	5,712	(3,212)
Total Water-Sewer Combination Services	2,500	2,500	5,712	(3,212)
Stormwater Control				
Aquatic Maintenance	59,700	59,700	64,738	(5,038)
Stormwater Assessments	100	100	2,463	(2,363)
Water Quality Monitoring & Testing	12,520	12,520	0	12,520
Wetland Monitoring & Maintenance	4,000	4,000	0	4,000
Stormwater System Maintenance	10,000	10,000	10,110	(110)
Total Stormwater Control	86,320	86,320	77,311	9,009
Other Physical Environment				
Street Light Deposit Bond	7,400	7,400	6,522	878
Property Insurance	8,075	8,075	7,705	370
General Liability Insurance	3,754	3,754	3,584	170
Entry & Walls Maintenance & Repair	4,000	4,000	4,500	(500)
Landscape Maintenance	420,000	420,000	409,700	10,300
Landscape Replacement Plants, Shrubs, Trees	62,400	62,400	36,887	25,513
Landscape Inspection Services	8,400	8,400	8,400	0
Holiday Decorations	16,000	16,000	0	16,000
Landscape - Mulch	35,000	35,000	0	35,000
Irrigation Repair	40,000	40,000	54,715	(14,714)
Irrigation Maintenance	120,000	120,000	105,075	14,925
Irrigation Filters	4,000	4,000	1,250	2,750
Conservation Cutbacks	7,500	7,500	56,635	(49,135)
Total Other Physical Environment	736,529	736,529	694,973	41,557
Road & Street Facilities				
Sidewalk Maintenance & Repair	10,000	10,000	9,750	250
Street Sign Repair & Replacement	5,000	5,000	3,899	1,100
Roadway Repair & Maintenance	10,000	10,000	7,858	2,142
Pressure Washing Sidewalks	12,000	12,000	4,176	7,824
Street Light/Decorative Light Maintenance	1,500	1,500	0	1,500
Total Road & Street Facilities	38,500	38,500	25,683	12,816

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Parks & Recreation				
Management Contract	98,330	98,330	95,918	2,412
Pool/Fountain Service Contract	3,000	3,000	3,000	0
Playground Equipment & Maintenance	500	500	477	24
Vehicle Maintenance	2,500	2,500	3,173	(673)
Fountain Repairs	500	500	0	500
Wildlife Management Services	9,600	9,600	10,000	(400)
Miscellaneous Expense	13,000	13,000	18,143	(5,144)
Pedestrian Bridge/Boardwalk Maintenance	5,000	5,000	0	5,000
Total Parks & Recreation	132,430	132,430	130,711	1,719
Contingency				
Miscellaneous Contingency	59,000	59,000	22,139	36,861
Total Contingency	59,000	59,000	22,139	36,861
Total Expenditures	1,578,576	1,578,576	1,508,377	70,198
Total Excess of Revenues Over(Under) Expenditures	0	0	81,578	(81,578)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	19,703	(19,703)
Prior Year AP Credit				
Prior Year A/P Credits	0	0	11,454	(11,454)
Total Other Financing Sources(Uses)	0	0	31,157	(31,157)
Fund Balance, Beginning of Period	0	0	129,795	(129,795)
Total Fund Balance, End of Period	0	0	242,530	(242,530)

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,253	(1,253)
Special Assessments				
Tax Roll	204,100	204,100	204,100	0
Total Revenues	<u>204,100</u>	<u>204,100</u>	<u>205,353</u>	<u>(1,253)</u>
Expenditures				
Contingency				
Capital Reserve	204,100	204,100	14,387	189,713
Total Contingency	<u>204,100</u>	<u>204,100</u>	<u>14,387</u>	<u>189,713</u>
Total Expenditures	<u>204,100</u>	<u>204,100</u>	<u>14,387</u>	<u>189,713</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>190,966</u>	<u>(190,966)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>518,137</u>	<u>(518,137)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>709,103</u>	<u>(709,103)</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,164	(1,164)
Special Assessments				
Tax Roll	628,029	628,029	631,871	(3,842)
Total Revenues	<u>628,029</u>	<u>628,029</u>	<u>633,035</u>	<u>(5,006)</u>
Expenditures				
Debt Service				
Interest	253,029	253,029	246,713	6,316
Principal	375,000	375,000	440,000	(65,000)
Total Debt Service	<u>628,029</u>	<u>628,029</u>	<u>686,713</u>	<u>(58,684)</u>
Total Expenditures	<u>628,029</u>	<u>628,029</u>	<u>686,713</u>	<u>(58,684)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(53,678)</u>	<u>53,678</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>404,283</u>	<u>(404,283)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>350,605</u>	<u>(350,605)</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,697	(1,697)
Special Assessments				
Tax Roll	547,532	547,532	550,882	(3,350)
Off Roll	17,382	17,382	17,382	0
Total Revenues	<u>564,914</u>	<u>564,914</u>	<u>569,961</u>	<u>(5,047)</u>
Expenditures				
Debt Service				
Interest	384,914	384,914	378,820	6,094
Principal	180,000	180,000	180,000	0
Total Debt Service	<u>564,914</u>	<u>564,914</u>	<u>558,820</u>	<u>6,094</u>
Total Expenditures	<u>564,914</u>	<u>564,914</u>	<u>558,820</u>	<u>6,094</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>11,141</u>	<u>(11,141)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(22)	22
Debt Proceeds				
Expense Reimbursement	<u>0</u>	<u>0</u>	<u>4</u>	<u>(4)</u>
Total Debt Proceeds	<u>0</u>	<u>0</u>	<u>4</u>	<u>(4)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(18)</u>	<u>18</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>505,208</u>	<u>(505,208)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>516,331</u>	<u>(516,331)</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10	(10)
Special Assessments				
Tax Roll	160,736	160,736	161,719	(983)
Total Revenues	<u>160,736</u>	<u>160,736</u>	<u>161,729</u>	<u>(993)</u>
Expenditures				
Debt Service				
Interest	120,736	120,736	121,003	(266)
Principal	40,000	40,000	35,000	5,000
Total Debt Service	<u>160,736</u>	<u>160,736</u>	<u>156,003</u>	<u>4,734</u>
Total Expenditures	<u>160,736</u>	<u>160,736</u>	<u>156,003</u>	<u>4,734</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>5,726</u>	<u>(5,726)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(19,682)	19,682
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(19,682)</u>	<u>19,682</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>173,277</u>	<u>(173,277)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>159,321</u>	<u>(159,321)</u>

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	885	(885)
Total Revenues	0	0	885	(885)
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	268,517	(268,518)
Total Other Physical Environment	0	0	268,517	(268,518)
Total Expenditures	0	0	268,517	(268,518)
Total Excess of Revenues Over(Under) Expenditures	0	0	(267,632)	267,632
Fund Balance, Beginning of Period	0	0	464,353	(464,353)
Total Fund Balance, End of Period	0	0	196,721	(196,721)

415 Capital Projects Fund S06A-2\S18-1**Connerton West Community Development District**

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2	(2)
Total Revenues	0	0	2	(2)
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	400	(400)
Total Other Physical Environment	0	0	400	(400)
Total Expenditures	0	0	400	(400)
Total Excess of Revenues Over(Under) Expenditures	0	0	(398)	398
Fund Balance, Beginning of Period	0	0	924	(924)
Total Fund Balance, End of Period	0	0	526	(526)

See Notes to Unaudited Financial Statements

Connerton West Community Development District

Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>29</u>	<u>(29)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>29</u>	<u>(29)</u>

9/30/2022

**Connerton West CDD
Investment Summary
September 30, 2022**

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2022</u>
The Bank of Tampa	Money Market	\$ 9,206
The Bank of Tampa ICS:		
Customers Bank	Money Market	8
First Republic Bank	Money Market	158,766
Total General Fund Investments		\$ 167,980
The Bank of Tampa ICS Reserve:		
CrossFirst Bank	Money Market	\$ 248,469
Customers Bank	Money Market	122,490
First Republic Bank	Money Market	89,675
Park National Bank	Money Market	248,469
Total Reserve Fund Investments		\$ 709,103
US Bank Series 2006A-2 Reserve	First American Treasury Obligation Fund Class Y	\$ 42,374
US Bank Series 2006A Revenue	First American Treasury Obligation Fund Class Y	92,202
US Bank Series 2015A-1 Reserve	US Bank Money Market 5	79,778
US Bank Series 2015A Revenue	US Bank Money Market 5	78,574
US Bank Series 2015A-1 Prepayment	US Bank Money Market 5	969
US Bank Series 2018A-1 Revenue	First American Treasury Obligation Fund Class Y	156,066
US Bank Series 2018A-1 Excess Revenue	First American Treasury Obligation Fund Class Y	5,392
US Bank Series 2018A-1 Reserve	First American Treasury Obligation Fund Class Y	123,153
US Bank Series 2018A-2 Reserve	First American Treasury Obligation Fund Class Y	65,994
US Bank Series 2018-1 Revenue	First American Treasury Obligation Fund Class Y	226,546
US Bank Series 2018-1 Reserve	First American Treasury Obligation Fund Class Y	146,518
Total Debt Service Fund Investments		\$ 1,017,566
US Bank Series 2015 Construction	US Bank Money Market 5	\$ 29
US Bank Series 2018A Construction	First American Treasury Obligation Fund Class Y	196,721
US Bank Series 2018-1 Construction	First American Treasury Obligation Fund Class Y	526
Total Capital Projects Fund Investments		\$ 197,275

Connerton West Community Development District
Summary A/P Ledger
From 10/1/2021 to 9/30/2022

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
415, 2480						
	415 General Fund	08/31/2022	Advanced Recre- ational Concepts, LLC	5605	Play Craft Systems 07/22	225.00
	415 General Fund	09/16/2022	Ballenger & Company, 222190 Inc.		Irrigation Repairs - Fil- ter 09/22	1,250.00
	415 General Fund	09/16/2022	Ballenger & Company, 222181 Inc.		Irrigation Repairs 09/22	250.00
	415 General Fund	09/02/2022	Ballenger & Company, 222174 Inc.		Irrigation System Re- pair 09/22	760.00
	415 General Fund	09/02/2022	Ballenger & Company, 222160 Inc.		Irrigation Maintenance 09/22	10,565.00
	415 General Fund	09/09/2022	Ballenger & Company, 222178 Inc.		Irrigation Repairs 09/22	250.00
	415 General Fund	09/30/2022	BrightView Landscape 8118785 Services, Inc.		Hurricane Clean Up 09/22	1,800.00
	415 General Fund	09/01/2022	BrightView Landscape 8059524 Services, Inc.		Landscape Mainte- nance 09/22	25,792.50
	415 General Fund	09/12/2022	David Bingham	410	Removed green metal soccer goals from the playground in Verona. 09/22	60.00
	415 General Fund	08/31/2022	Doty & Sons Concrete Products, Inc.	68898	Balance For Ping Pong/Tennis Table 08/22	3,492.00
	415 General Fund	09/23/2022	Down and Dirty Pres- sure Washing	111701	Pressure Washing - Deposit 09/22	4,176.00
	415 General Fund	09/01/2022	FL Reserve Study and Appraisal, Inc.	02072022	Reserve Study for Connerton West 02/22	4,400.00
	415 General Fund	09/21/2022	Jeremy R. Cohen	JC092122 415	Off Duty Patrols / Schedulers Fee 09/22	350.00
	415 General Fund	09/30/2022	KE Law Group, LLC	4296	General/Monthly Legal Services 09/22	4,446.00
	415 General Fund	08/31/2022	KE Law Group, LLC	4174	General/Monthly Legal Services 08/22	3,586.50
	415 General Fund	09/13/2022	Kevin Eric Hamilton	KH091322 415	Off Duty Patrols 09/13/22	200.00
	415 General Fund	09/15/2022	LLS Tax Solutions, Inc.	002782	Arbitrage Rebate Cal- culation S2018 08/07/22	500.00
	415 General Fund	08/31/2022	Messer Caparello, P.A.	492739	Legal Services-Ease- ment Enforcement 08/22	740.00
	415 General Fund	09/30/2022	Rizzetta & Company, Inc.	INV0000071853	Personnel Reimburse- ment 09/30/2022	3,181.37
	415 General Fund	09/30/2022	Rizzetta & Company, Inc.	INV0000072068	Cell Phone - Auto Mileage & Travel 09/22	74.37
	415 General Fund	09/16/2022	Suncoast Pool Ser- vice, Inc.	8585	Fountain Service 09/22	250.00
	415 General Fund	09/21/2022	Times Publishing Company	0000243296 09/21/22	Acct #119853 Legal Advertising 09/21/22	133.60
Sum for 415, 2480						66,482.34
Sum for 415						66,482.34
Sum Total						66,482.34

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018**

Construction Account Activity Through September 30, 2022

Inflows:	Debt Proceeds	\$ 5,869,520.19
	Underwriter's Discount	169,600.00
	Total Debt Proceeds:	6,039,120.19

	Interest Earnings	59,190.22
	Transfer from Interest to Construction	202.04
	Total Inflows:	\$ 6,098,512.45

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 09/30/22
8/8/18	COI	Underwriter's Discount	\$ (169,600.00)	Cleared
8/8/18	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
8/8/18	COI	Bryant Miller Oliver	(37,500.00)	Cleared
8/8/18	COI	Rizzetta & Co., Inc.	(26,000.00)	Cleared
8/8/18	COI	Greenberg Traurig	(13,000.00)	Cleared
8/8/18	COI	US Bank - Trustee Fees	(4,755.15)	Cleared
8/8/18	COI	Image Master	(1,750.00)	Cleared
8/8/18	COI	Hopping, Green and Sams, PA	(50,000.00)	Cleared
		Total COI :	(352,605.15)	
8/31/18	CR1	Clearview Land Design, PL	(3,837.50)	Cleared
8/31/18	CR2	Stahl & Associates	(5,035.00)	Cleared
8/31/18	CR3	Deeb Construction & Development Co	(243,808.32)	Cleared
8/31/18	CR4	Ferguson Enterprises, Inc.	(3,533.41)	Cleared
8/31/18	CR5	Hopping, Green and Sams, PA	(1,453.70)	Cleared
8/31/18	CR6	Mack Concrete Industries, Inc.	(25,907.00)	Cleared
8/31/18	CR7	M.C Building Services, LLC	Void	Void
9/30/18	CR8	Deeb Construction & Development Co	(273,786.14)	Cleared
9/30/18	CR9	Ferguson Enterprises, Inc.	(4,693.04)	Cleared
9/30/18	CR10	Hopping, Green and Sams, PA	(1,641.50)	Cleared
9/30/18	CR11	Mack Concrete Industries, Inc.	(1,749.00)	Cleared
10/31/18	CR12	Clearview Land Design, PL	(1,817.50)	Cleared
10/31/18	CR13	Deeb Construction & Development Co	(357,360.97)	Cleared
10/31/18	CR14	Ferguson Enterprises, Inc.	(30,078.72)	Cleared
10/31/18	CR15	Hopping, Green and Sams, PA	(1,550.60)	Cleared
11/30/18	CR16	Clearview Land Design, PL	(425.00)	Cleared
11/30/18	CR17	Deeb Construction & Development Co	(428,747.81)	Cleared
11/30/18	CR18	Ferguson Enterprises, Inc.	(66,294.32)	Cleared
11/30/18	CR19	Hopping, Green and Sams, PA	(1,097.50)	Cleared
11/30/18	CR20	Mack Concrete Industries, Inc.	(21,472.00)	Cleared
11/30/18	CR21	Southern Precast Concrete Corp.	(16,532.00)	Cleared
12/31/18	CR22	Clearview Land Design, PL	(1,137.50)	Cleared

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018**

Construction Account Activity Through September 30, 2022

12/31/18	CR23	Deeb Construction & Development Co	(559,715.19)	Cleared
12/31/18	CR24	Ferguson Enterprises, Inc.	(60,104.42)	Cleared
12/31/18	CR25	Hopping, Green and Sams, PA	(664.00)	Cleared
12/31/18	CR26	Pasco Development Land 218, LLC	(725,620.21)	Cleared
1/31/19	CR27	Clearview Land Design, PL	(837.50)	Cleared
1/31/19	CR28	Deeb Construction & Development Co	(328,688.89)	Cleared
1/31/19	CR29	Ferguson Enterprises, Inc.	(24,191.31)	Cleared
1/31/19	CR30	Mack Concrete Industries, Inc.	Void	Void
1/31/19	CR31	Stahl & Associates	(10,000.00)	Cleared
2/15/19	CR32	Clearview Land Design, P.L	(200.00)	Cleared
2/15/19	CR33	Deeb Construction & Development Co.	(287,585.73)	Cleared
2/15/19	CR34	Hopping Green and Sams	(1,936.40)	Cleared
3/31/19	CR35	Clearview Land Design, PL	(1,910.00)	Cleared
3/31/19	CR36	Deeb Construction & Development Co	(551,809.60)	Cleared
3/31/19	CR37	Ferguson Enterprises, Inc.	(93,433.64)	Cleared
3/31/19	CR38	GeoPoint Surveying, Inc.	(3,500.00)	Cleared
3/31/19	CR39	Hopping, Green and Sams, PA	(212.00)	Cleared
4/30/19	CR40	Clearview Land Design, PL	(600.00)	Cleared
4/30/19	CR41	Deeb Construction & Development Co	(387,048.78)	Cleared
5/31/19	CR42	Clearview Land Design, PL	(240.00)	Cleared
5/31/19	CR43	Deeb Construction & Development Co	(241,159.97)	Cleared
5/31/19	CR44	Hopping Green and Sams	(530.00)	Cleared
6/30/19	CR45	Clearview Land Design, PL	(240.00)	Cleared
6/30/19	CR46	Deeb Construction & Development Co	(118,359.22)	Cleared
6/30/19	CR47	Connerton West CDD	(730.00)	Cleared
7/31/19	CR48	Deeb Construction & Development Co	(216,489.93)	Cleared
7/31/19	CR49	Clearview Land Design, PL	(209.00)	Cleared
9/30/19	CR50	Clearview Land Design, PL	(180.00)	Cleared
9/30/19	CR51	Deeb Construction & Development Co	(89,484.97)	Cleared
9/30/19	CR52	Hopping Green and Sams	(636.00)	Cleared
11/30/19	CR53	Clearview Land Design, PL	(150.00)	Cleared
12/31/19	CR54	Clearview Land Design, PL	(180.00)	Cleared
1/31/20	CR55	Deeb Construction & Development Co	(9,325.00)	Cleared
1/31/20	CR56	Hopping Green and Sams	(530.00)	Cleared
3/31/20	CR57	Hopping Green and Sams	(381.21)	Cleared
4/30/20	CR58	Hopping Green and Sams	(381.21)	Cleared
4/30/20	CR59	Pasco Development Land 218, LLC	(536,682.71)	Cleared
9/30/20	Refund	Ferguson Enterprises, Inc.	923.68	Cleared
3/1/22	CR60	West Pasco Government Center	VOID	VOID
3/31/22	CR61	Pasco County BOCC	(400.00)	Cleared
Total Requisitions :			(5,745,381.74)	

Total Requisitions & COI: (6,097,986.89)

Total Outflows: (6,097,986.89)

Series 2018 Construction Account Balance at September 30, 2022 \$ 525.56

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018A**

Construction Account Activity Through September 30, 2022

Inflows:	Debt Proceeds	\$ 957,207.74
	Underwriter's Discount	120,600.00
	Total Debt Proceeds:	1,077,807.74
	Interest Earnings	23,881.14
	Total Inflows:	\$ 1,101,688.88

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee as of 09/30/22
4/3/18	COI	Underwriter's Discount	\$ (120,600.00)	Cleared
4/3/18	COI	Nabors, Giblin, Nickerson PA	(50,000.00)	Cleared
4/3/18	COI	Bryant Miller Oliver	(37,500.00)	Cleared
4/3/18	COI	Rizzetta & Co., Inc.	(20,000.00)	Cleared
4/3/18	COI	Greenberg Traurig	(2,750.00)	Cleared
4/3/18	COI	Causey Demgen & Moore P.C	(2,000.00)	Cleared
4/3/18	COI	US Bank - Trustee Fees	(5,500.05)	Cleared
4/3/18	COI	MBS Capital Markets	(10,000.00)	Cleared
4/3/18	COI	Image Master	(1,250.00)	Cleared
4/3/18	COI	Hopping, Green and Sams, PA	(42,175.89)	Cleared
8/31/18	COI	Standards & Poor's Financial Services, LLC	(6,500.00)	Cleared
Total COI :			(298,275.94)	
2/28/19	CR1	Clearview Land Design, PL	(6,706.95)	Cleared
2/28/19	CR2	Hopping, Green and Sams, PA	(1,055.50)	Cleared
3/31/19	CR3	Clearview Land Design, PL	(53.74)	Cleared
3/31/19	CR4	Hopping, Green and Sams, PA	(344.50)	Cleared
3/31/19	CR5	Connerton West 2018-1 Bond	(4,925.00)	Cleared
4/30/19	CR6	Cardno, Inc	(5,105.00)	Cleared
4/30/19	CR7	Hopping, Green and Sams, PA	(595.50)	Cleared
5/31/19	CR8	Clearview Land Design, PL	(2,354.06)	Cleared
5/31/19	CR9	Connerton West CDD	(39,500.00)	Cleared
5/31/19	CR10	Hopping, Green and Sams, PA	(662.50)	Cleared
5/31/19	CR11	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
6/30/19	CR12	Cardno, Inc	(3,638.00)	Cleared
6/30/19	CR13	Clearview Land Design, PL	(2,202.89)	Cleared
6/30/19	CR14	M.C Building Services LLC	(4,623.23)	Cleared
7/31/19	CR15	Clearview Land Design, PL	(1,102.00)	Cleared
7/31/19	CR16	Hopping, Green and Sams, PA	(503.50)	Cleared
7/31/19	CR17	M.C Building Services LLC	VOID	VOID
9/30/19	CR18	Clearview Land Design, PL	(1,112.02)	Cleared
9/30/19	CR19	Hopping, Green and Sams, PA	(1,374.00)	Cleared

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Bonds Series 2018A**

Construction Account Activity Through September 30, 2022

11/30/19	CR20	Advanced Recreational Concepts, LLC	(73,269.50)	Cleared
11/30/19	CR21	Clearview Land Design, PL	(18.13)	Cleared
11/30/19	CR22	Connerton West CDD	(5,600.00)	Cleared
11/30/19	CR23	Hopping, Green and Sams, PA	(212.00)	Cleared
11/30/19	CR24	Mortensen Engineering, Inc	(1,066.00)	Cleared
11/30/19	CR25	Play Space Services, Inc.	(28,573.20)	Cleared
12/31/19	CR26	Cardno, Inc	(8,025.27)	Cleared
12/31/19	CR27	Clearview Land Design, PL	(1,778.20)	Cleared
12/31/19	CR28	Play Space Services, Inc.	(3,174.80)	Cleared
1/31/20	CR29	Cardno, Inc	(1,010.06)	Cleared
1/31/20	CR30	Hopping, Green and Sams, PA	(265.00)	Cleared
3/31/20	CR31	Cardno, Inc	(1,780.48)	Cleared
3/31/20	CR32	Clearview Land Design, PL	(25.11)	Cleared
3/31/20	CR33	Connerton West CDD	(390.00)	Cleared
3/31/20	CR34	Hopping, Green and Sams, PA	(577.50)	Cleared
9/9/20	CR35	Hopping, Green and Sams, PA	(834.00)	Cleared
1/31/21	CR36	Cardno, Inc	(12,116.70)	Cleared
1/31/21	CR37	Connerton West CDD	(15,462.50)	Cleared
7/12/21	CR38	Blue Wave Lighting	(895.00)	Cleared
7/12/21	CR39	Cardno, Inc	(32,573.19)	Cleared
7/12/21	CR40	Site Master	(1,400.00)	Cleared
11/30/21	CR41	Cardno, Inc	(7,032.50)	Cleared
11/30/21	CR42	Connerton West CDD	(11,454.20)	Cleared
4/6/22	CR43	Cardno, Inc	(11,873.02)	Cleared
4/25/22	CR44	Turf Pro Synthetics	(4,738.05)	Cleared
5/11/22	CR45	Rep Services Inc	(1,017.95)	Cleared
5/11/22	CR46	Site Master	(64,905.00)	Cleared
5/27/22	CR47	Cardno, Inc	(6,346.10)	Cleared
5/27/22	CR48	Rep Services Inc	(8,340.00)	Cleared
5/27/22	CR49	Site Master	(19,065.00)	Cleared
6/13/22	CR50	Cardno, Inc	(6,650.48)	Cleared
6/13/22	CR51	Rep Services Inc	(28,025.00)	Cleared
7/19/22	CR52	Turf Pro Synthetics	(4,738.05)	Cleared
7/19/22	CR53	Site Master	(65,760.00)	Cleared
8/22/22	CR54	BCI	(1,336.00)	Cleared
8/30/22	CR55	Site Master	(27,236.00)	Cleared

Total Requisitions : (606,691.88)

Total Requisitions & COI: (904,967.82)

Retainage Payable 0.00

Total Outflows: (904,967.82)

Series 2018A Construction Account Balance at September 30, 2022 \$ 196,721.06

Connerton West Community Development District
Notes to Unaudited Financial Statements
September 30, 2022

Balance Sheet

1. Trust statement activity has been recorded through 09/30/2022.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 10

DONALD L. HECKMAN

8748 Handel Loop Land O' Lakes, FL 34637 | 813-482-8193 | donaldheckman@outlook.com

Business Development, Sales, Leadership, Product Knowledge, Customer Service Excellence, Customer Retention, Coaching, Team Building, Relationship Building, Competitive Analysis, Contract Management, Sales Management, Project Management, Negotiation, Forecasting, Strategic Planning, Operations, Lean Principles, Effective Communication, Performance Metrics, Time Management, Microsoft Applications

~ Bachelor of Science, Major: Advertising ~ Minor: Marketing & Sales

Objective: To further my professional carrier with an organization where our core values align in a leadership sales position which rewards performance.

Current Position

- **Business Development Manager – Aerospace & Defense**

Qualifications Summary

Background reflects twenty years of sales and management experience beginning with the nation's largest rental car company. Transitioned to retail banking service to becoming involved in sales and management with extensive customer-relations responsibility at Fastenal. Currently a Business Development Manager for Caplugs the leading plastics & rubber manufacturer specializing in product protection, FOD prevention and masking solutions.

- **At Caplugs,**
 - **Business Development Manager:** Target customers are the global leaders within the aerospace and defense industries. Responsible for contract negotiations & signings, RFP submittals for new opportunities and awards, Quarterly Business Reviews, focus on ROI ensuring profitability, conduct annual price reviews for all long term agreements, Train current account managers on the Aviation and Defense market segments and how to target local site and tiered supply chain.
 - **Industrial Account Manager:** Responsible for growing and landing Key accounts, managing current projects for new product implementation, regular business reviews, maintain relationships with both distributors and end users to ensure all parties involved are taken care of and having their needs met, identify areas of opportunity while working closely with all management levels, engineering, and quality involved on the design aspect of new products with customer and internal engineers ensuring needs are communicated and met. Four straight years of double-digit sales growth as a percentage with revenue exceeding \$5 Million for Florida territory.
- **At Fastenal Industrial & Construction Supplies,**
 - **National Accounts Business Sales Specialist:** Responsible for landing large key accounts whose annual sales revenue exceeded \$500,000, contract negotiations in creating multiyear agreements, conducted quarterly business reviews for these Key Accounts under contract, project management, cost savings initiatives of customers, focus on Fortune 1000 companies and Private Equity Firms. 2015 total revenue \$20 Million
 - **District Manager:** Responsible for all areas of the business, Personnel recruiting and developing; Landing key accounts with sales of \$100,000 annual and greater, as well as growing existing customer relationships with high level decision makers; Responsible for entire P&L for entire district, Lease signing, new store openings, service agreements, district consisted of 8 stores and over \$4 million in assets; 2014 sales revenue of \$15 million.
 - **Government Sales Specialist:** Responsible for all State and local government business in the state of Florida, contract management and negotiations, RFP's, vendor relations, sold through Total Cost of Ownership vs lowest piece price.
- **At National City Bank,** promote and sell a diversity of products to customers, such as checking and savings accounts, credit cards, CDs, IRAs, personal loans, equity lines of credit and financial services; experienced in customer profiling and product marketing as they relate to the needs or interests of the individual customer; consistently achieved high ratings for sales and customer service performance.
- **At Enterprise Rent-a-Car,** in-depth operations exposure spanning 7 branch locations beginning as Intern and rising to Branch Manager in charge of sales and marketing/customer service/administrative performance and a 250-vehicle fleet; trained and experienced in the day to day operations, employee schedule preparation, progress reporting to the corporate office, and rental pricing adjustment based on competitive analysis.
- **Alternative employment** supports new home and remodel construction experience with specific responsibility in conventional and log home framing; knowledge of building maintenance with supervisory experience at customer locations providing quality workmanship.

Attributes / Profile

Focused and confident with the aptitude to make a decision and follow through to an effective solution.

- Hard working, eager to accept responsibility to meet the ever-changing needs of the customer and business environment.
- Recognized ability in establishing rapport with diverse personalities and building relationships based on trust.
- A skilled communicator with excellent analytical proficiency; knowledge of Microsoft Office programs.
- Proven track record for landing and building multi-million-dollar businesses and accounts

Relevant Experience

Caplugs

- Industrial Account Manager

2016- Present

Fastenal Industrial & Construction Supplies, Florida

2006-2016

- Outside Sales Consultant, General Branch Manager, Government Specialist, District Sales Manager, National Account Business Specialist

Enterprise Rent-a-Car, Grand Rapids, Michigan
▪ Inside sales & Branch Manger

2001-2004

Selected Achievements / Highlights Fastenal Industrial & Construction Supplies

Caplugs

- 2019 top 5 sales growth percentage and Sales dollars added
- 2018 Highest Percentage of Growth
- 2017 Highest sales Growth in Sales dollars added
- 2017 Highest Sales Growth as percentage

Fastenal Industrial & Construction Supplies

- Placed #2 District Manager in the company for Sales & Margin Score Card 2014
- Consistently in top quartile Sales Scorecard
- Multiple Regional Bounty Sales Championships
- Amongst top performers in all FSB trainings
- Played major role in bringing stores active, margin, and freight sales to high levels
- Continuously bringing in new business while maintaining existing with exceptional customer service

National City Bank:

- Recipient of 2 VIP Awards and 7 Champion Awards for Sales and Customer Service Excellence
- Monthly sales goal was increased 170% in January 2006 based on sales performance record
- Booked over \$223,000 in November 2005 – more than 500% over the November sales goal

Enterprise Rent-a-Car:

- Achieved Top Assistant Manager ranking 4 months running (damage waiver sales) across a 4-city area
- Placed consistently in Top 5 Assistant Managers for insurance protection sales across a 4-city area
- Met or exceeded requirements in all areas of company's SMART goals as Assistant Manager
- Through effective leadership skills assisted in bringing below margin stores to corporate standards

Other Employment – Construction & Maintenance

Framer, Midkiff Construction, Kalamazoo, Michigan & Tampa, Florida

2004-2006

Customer Service Representative; National City Bank

2004-2005

Crew Leader / Crew Member, D&L Industries, Kalamazoo, Michigan

1997-2001

Education / Training

B/S: Ferris State University (FSU), Big Rapids, Michigan, **2002**

Caplugs Engineering Principles; Material training; Molding process; Sales Process

Fastenal Industrial & Construction Services IISSO; Accelerated Branch management; Customer Focused Selling; Key Account Sales;

Project Management, Lean Principles, Coaching & Mentoring & Vendor Trainings.

National City Bank Sales Training; Enterprise Management training,

Blank Tab

ELAINE PUMAREJO

Elaine is a Florida Real Estate Broker and Instructor. She has received three Florida Realtors® Honor Society Awards for her overall participation in Realtor organizations.

Born in the Dominican Republic, Elaine migrated to the United States in 2000. Prior to Real Estate she studied Graphic Design and Visual Communications, after graduating she worked for a major publishing house in New York City for about 10 years. Elaine started her career in Real Estate after relocating to the Tampa Bay Area with her family in 2015.

Since her early days in Real Estate, Elaine has devoted herself to her profession and her community. She has earned several National Association of Realtors (NAR) designations and certifications including GRI, CIPS, CRB, ABR, SRS and few others.

Elaine now volunteers in several committees and associations including Greater Tampa Realtors, Florida Realtors® and The National Association of Hispanic Real Estate Professionals where she serves as President for the Tampa Chapter. She also takes time to give back to the community by participating with several outreach programs. She is constantly pushing herself and others towards growth and adding value to the Real Estate industry and our community.

ELAINE PUMAREJO

OBJECTIVE

To obtain a rewarding and challenging position where I will be able to utilize my strong organizational skills, educational background, and ability to work well with people, which will allow me to grow personally and professionally. I am self-motivated and able to work both independently and as collaborative team member.

EXPERIENCE

FLORIDA REALTORS® FACULTY; FLORIDA – 2021-PRESENT

Approved Classes: Newly Licensed? Now What?, Best Practices for Real Estate Professionals, Florida Realtors Florida BAR Contract for Sale and Purchase.

BROKER ASSOCIATE, REALTY ONE GROUP ADVANTAGE; TAMPA, FL – 2022-PRESENT

BROKER/OWNER, DE LA CASA INTERNATIONAL REALTY; TAMPA, FL – 2018-2022

SALES ASSOCIATE, CHARLES RUTENBERG REALTY; TAMPA, FL – 2016-2018

SALES ASSOCIATE, KW REALTY SOUTH TAMPA; TAMPA, FL – 2015-2016

In addition to the duties I have as a broker associate, as a broker I also mentor sales agents. Provide guidance and assist sellers and buyers in marketing and purchasing property for the right price under the best terms. Intermediate negotiation processes, consult clients on market conditions, prices, mortgages, and related matters, ensuring a fair and honest dealing. Display and market real property to possible buyers. Prepare necessary paperwork (contracts, leases, deeds, closing statements etc). Maintain and update listings of available properties. Cooperate with appraisers, escrow companies, lenders and home inspectors. Develop networks and cooperate with attorneys, mortgage lenders and contractors. Promote sales through advertisements, open houses and listing services. Remain knowledgeable about real estate markets and best practices

STUDIO ARTIST/ASSISTANT ART COORDINATOR/JUNIOR GRAPHIC DESIGNER,
WORKMAN PUBLISHING; NEW YORK, NY – 2004-2013

As a Studio Artist I worked in the development of comprehensives, prototypes and promotional materials. Then as an Assistant Art Coordinator I helped manage the art studio workflow, and worked with Marketing designing some promotional material. In my last position of Junior Graphic Designer I assisted the Art Director and Senior Art Manager designing print materials for the Marketing and Publicity Departments.

8998 Pleasant Woods Dr. Land O Lakes, FL 34637 813-314-7672 eeumarejo@gmail.com

www.linkedin.com/in/epumarejo/

EDUCATION

Art Institute of Pittsburg Online – B.S. Graphic Design ; 2005 - NC

Katharine Gibbs School - NY – A.A.S. Visual Communications ;
Class of 2004 - High Honors

City College of New York – B.S. Architecture ; 2000 - NC

REAL ESTATE CERTIFICATES AND DESIGNATIONS

Accredited Buyer's Representative / ABR • Certified International Property Specialist / CIPS

Certified Real Estate Brokerage Manager / CRB • Committed to Excellence / C2EX

Graduate, REALTOR® Institute / GRI • Seller Representative Specialist / SRS

At Home With Diversity / AHWD • ePRO® • Military Relocation Professional / MRP

Pricing Strategy Advisor / PSA • Real Estate Negotiation Expert / RENE

Resort & Second-Home Property Specialist / RSPS

Short Sales & Foreclosure Resource® / SFR®

SKILLS

Fluent in Spanish.

People Skills

Real Estate Residential Sales & Property Management

Proficient in Adobe Indesign, Photoshop and Illustrator. Package design.

8998 Pleasant Woods Dr. Land O Lakes , FL 34637 813-314-7672 eepumarejo@gmail.com

www.linkedin.com/in/epumarejo/

Blank Tab

From: Sandton Realty <sandtonrealty@yahoo.com>
Sent: Tuesday, July 27, 2021 1:00 PM
To: Matthew E. Huber <MHuber@rizzetta.com>
Cc: Stacey Gillis <SGillis@rizzetta.com>
Subject: I would like to serve in the Connerton Board - if the position is still available

Dear Mr. Huber,

My name is Mr. John Ngerem and I own 21334 Wistful Year Drive Land O Lakes, FL 34637 since November 2017 with my wife Beta. We are blessed with three kids John 111, Olivia and Brianna.

I graduated from University of South Florida and I have been in the Real Estate business since 2015. I currently run my own Brokerage as the Broker - Sandton Realty.

I hope my education and experience will be valuable assets to the Connerton Community.

Thank you,

John Ngerem, MBA, CPME, REOS

Broker/Owner

Sandton Realty

14502 North Dale Mabry Highway Suite 200

Tampa, Florida 33618

Web: www.sandtonrealty.com

Blank Tab

Julan M. Mustafa-Nabali, J.D.

PO Box 1487, Elfers, FL 34680 ♦ (727) 725-7600 ♦ Julan@MustafaLawFirm.com

Florida Bar # 13147; Admitted United States Federal Court Middle & Southern Districts of Florida

EXPERIENCE

Mustafa Law Firm, P.A., Florida

10/2007-present

Managing Attorney - Private Practice

Founder and manager of statewide law practice. Focused on developing and implementing strategies designed to generate the most valuable and efficient outcome for clients. Experience with business and client development. Effective multi-tasking skills. Flexibility working as individual or team member. Areas of practice include, but are not limited to, asset protection, real estate, title closing, estate planning, elder law, business law, debt relief, trust and probate administration.

Advisors Choice Lending, Inc.

Co-Founder/Chief Legal & Compliance Officer

06/2020-10/2021

Responsible for all compliance and legal matters, including but not limited to Federal and State compliance, employment, third-party contract review and internal policies and procedures.

MacKinnon Law Group, P.A., Florida

10/2008 -02/2016

Of Counsel

Civil litigation consultant focusing on consumer debt, foreclosure and bankruptcy.

Public Defender, Sixth and Twentieth Judicial Circuit, Florida

09/2005- 12/2007

Assistant Public Defender

Experience handling large case load including felony, misdemeanor, and juvenile delinquency/dependency matters. Extensive experience with both jury and bench trials; violations of probation, and Mental Health Court (Baker Acts).

Baker, Donelson, Bearman, Caldwell, & Berkowitz, PC, Washington, DC

08/2004-12/2004

Legal Clerk - Externship (International Transactions)

Prepared legal memorandum regarding investment opportunities in the petroleum industries of Iraq, Kuwait, and Saudi Arabia. Researched the status of proposed banking laws for the interim Iraqi government. Reviewed the status of Libya as a potential trading partner for U.S. and foreign corporations.

JP Morgan Chase, Florida

05/2000-08/2001

Credit Card Services

Serviced and maintained account information. Evaluated and referred credit information. Served as liaison between upper-management and customers.

The Law Offices of Timothy A. Patrick, Florida

12/1999-08/2000

Legal Clerk

Prepared and filed initial complaints. Dispersed settlement packages (checks, dismissals, releases) and organized files.

EDUCATION

Howard University School of Law, J.D., December 2004

Intl. Moot Court: 1st place - Goler Teal Butcher Competition, The Philip C. Jessup Competition
Honors: Merit Scholarship; Cobb Scholarship; Bureau of National Affairs Scholarship
Activities: ABA Law Student Division and International Law Society
Study Abroad: South Africa Summer Study Abroad Program, Summer 2002
(Studied International Law, Interacted with South African Parliament & Constitutional Court)

University of South Florida, (double major) International Studies & Psychology, May 2000

Activities: Amnesty International
Vice President, Jiu Jitsu Club

Washington Center for Internships and Academic Seminars, December 1999

Honors: Florida Merit Scholarship
Activities: Volunteer, National Arab American Business Association

MEMBERSHIPS/SKILLS/INTERESTS

- Working knowledge of Arabic (reading and writing)
- Westlaw Certified and trained in LexisNexis
- Volunteer with Habitat for Humanity
- Interests include, nature, world history and travel (Africa, Europe, and Middle East)

Blank Tab

LAUREN MADARAS

SUMMARY Personable Legal Assistant who displays the utmost level of professionalism and confidentiality. Follows directives and employs all necessary steps to excel in high-pressure situations. 6.5 years in Criminal Law experience and currently working in Commercial Real Estate Acquisitions

HIGHLIGHTS Proficient in MS Office Suite, PDF & Word applications, Efile, drafting and editing documents, legal research, SharePoint

EXPERIENCE **REALTY INCOME**
January 2022- Current
Assist Paralegal and Attorney in Commercial Real Estate Acquisitions, Create property folders from inception of Letter of Intent, gather all necessary documents and request 3rd party reports, assist in Due Diligence review, request entity formation and work with title company to prepare files for closing. Complete all post-closing document organization and upload property into the Legal Access Database.

HARRELSON LAW FIRM
February 2016- July 2022
Client Interview & Client intake, filing court petitions, motions and writs, attorney surety bonds, notarizing legal documents, researching Criminal and Family case information. Maintain Accounts Receivable logs and process payments, Conduct case research, acts as point of contact on incoming co-counsel requests

PROPERTY ENVIRONMENTAL SERVICES (PES)
July 2015-March 2016
Responsible for building contact base of commercial finance lenders and offering environmental assessment services, and maintaining multiple databases.

EDUCATION **AMERICAN PUBLIC UNIVERSITY: BACHELOR OF SCIENCE ENVIRONMENTAL SCIENCE**
Collin College- Paralegal Course: Legal Contracts
ALTA Title 101 Course- June 2022- Current

LEADERSHIP Walnut Grove Elementary PTA Chair 2021-2022
Richland HOA Social Committee Chair 2021-2022
St Mark's Mom's Group President 2015-2019
Auburn Hills Social Committee Chair 2019,
Hughston Elementary Environmental Chair 2017-2018

Hillsmere Shores Pool & Social Committee Chair 2019-2021

Hillsmere Shores Elementary PTA Volunteer Committee Chair 2020-2021

Blank Tab

Pamelyn Eichelberger, SPHR, CSM

[linkedin.com/in/pamelyneichelberger](https://www.linkedin.com/in/pamelyneichelberger)
pamelyn.eichelberger@gmail.com

PROFILE

Progressive HR influencer, partnering with C-suite to drive performance, profitability and employee engagement from startups to corporate environments.

Expertise in building inclusive, innovative and collaborative cultures by focusing on the value of the employee experience.

Strong financial and business acumen across multiple industries, with expertise in agile methodologies.

Passionate about driving business transformation through people development and operational planning and optimization.

Global experience in high impact leadership development, executive coaching and talent management.

Skilled at aligning and integrating HR functions and initiatives within organizational strategy.

PROFESSIONAL EXPERIENCE

Nielsen

VP, Global People Strategy *January 2022 – present*

Global Head of Talent Strategy for the CTO and CDO; acting as trusted advisor to the Chief Technology Officer, Chief Data Officer and their leadership teams. Lead a global HR team creating and guiding people and culture strategy to align with business priorities, enabling the development of best-in-class solutions to scale in complex organizations with quickly shifting priorities and key deliverables.

- Designed and led a complex reorganization of the CTO, aligning structure to strategy, reducing complexity and creating agile teams, enabling innovation and allowing for greater focus on core workstreams and deliverables. These changes drove a 10% reduction in attrition and 18% reduction in staff augmentation.
- Identified critical gaps in compensation practices and partnered with Compensation and Recruiting COE's to develop a comprehensive compensation strategy and staffing plan, which led to significant improvements in time to fill, offer acceptance rates, retention, and engagement.
- Led multiple projects focused on automating manual processes and streamlining/simplifying complex processes, with a constant focus on building manager capabilities and enabling a culture of innovation.

Unity Technologies

Global Sr. HR Business Partner *May 2020 – January 2022*

Global HR leader for multiple business verticals including AI, Machine Learning, Research & Development and Security. Created and drove seamless execution of people strategy and initiatives in partnership with senior leadership and key stakeholders. Guided business leaders and HRBP team through cyclical processes, ensuring transparency, consistency and alignment with business priorities as well as Unity's values. Provided expertise, reinforced leadership competencies via coaching, and influenced outcomes using a data and metrics driven mindset in order to provide HR partnership that is strategic and solution focused.

- Developed comprehensive engagement survey action plans to improve organizational strengths, build on manager capabilities and create an environment of inclusion and innovation.
- Identified misalignment in compensation ranges and partnered with Compensation and Recruiting COE's to identify issues and recommend adjusted salary ranges, based on updated job descriptions and market data, resulting in a significant improvement in offer acceptance rates.
- Led multiple initiatives focused on building a culture based on our core values of trust, respect and opportunity.

Raymond James

Director, HR Business Partner Group

September 2019 – May 2020

HR leader and trusted advisor for the technology organization, establishing relationships with senior leadership and key stakeholders in order to provide timely guidance and counsel, while demonstrating an extensive understanding of the business. Developed and executed human capital strategy in alignment with enterprise and function goals; management and development of an HR team supporting over 3000 employees globally; while fostering an agile data and metrics driven mindset in order to provide best-in-class, solution-focused HR support.

Citibank

VP, Chief of Staff

January 2018 – June 2019

Led global human capital and engineering operations for the CitiCloud organization, enabling leadership to seamlessly execute technology strategies and initiatives as defined by the Chief Technology Office (CTO) and Citi Architecture & Technology Engineering (CATE) organizations. Key responsibilities included global resource and program management, vendor relationship management, development and execution of location strategy, management reporting analysis, as well as risk and control oversight. Championed adoption of Jira and worked with engineering teams to ensure a seamless transition to Agile project management.

Citibank

VP, HR Professional Services Lead

September 2013 – January 2018

HR partner and trusted advisor to multiple client groups. Worked closely with global business heads, regional partners, and HR Centers Of Excellence to drive organizational business strategy and deliver results by providing human capital solutions through initiatives such as: Employee Engagement & Satisfaction, Relocation Strategy, Reductions in Force, Talent Assessments & Succession Planning, Compensation Planning, Employee Development, and Performance Management. Planned, executed, and led multiple HR transformation projects requiring cross organizational analysis; building key partnerships to improve processes impacting multiple organizational units globally.

Veredus

IT Staffing firm with 2500 employees nationally

HR Director

July 2012 – March 2013

Technology Transfer Services

Technical training firm with 750 employees nationally

HR Director

December 2010 – July 2012

CIBER, Inc.

IT Consultancy with 4000+ employees globally

Director of HR Operations

April 2005 – December 2010

EDUCATION

EMBA Candidate, Quantic School of Business & Technology

Washington D.C.

Bachelor of Arts, Tufts University

Medford, MA

Diversity, Equity & Inclusion in the Workplace Certification, USF MUMA College of Business

Tampa, FL

PROFESSIONAL DEVELOPMENT HIGHLIGHTS

Leadership Coaching | Change Management | HR Transformation | Talent Strategy
SPHR Certification | Agile Scrum Master | Organizational Design

Blank Tab

Roger H. Smith**SmithRHS Consulting, LLC (SrhsC)****9125 Shadyside Lane****Land O' Lakes, FL 34637****303 717-0329****roger@smithrhsconsulting.com****Summary of Qualifications**

Thorough knowledge of Payment Card Industry (PCI) and association security standards governing Financial Transaction Secure Card Security, Manufacturing, Personalization, Issuance, Storage and Data Security.

Total Quality Management (TQM)

Budget Planning and Forecasting

Administrative Management/Training

Graphic Design

Personnel Hiring and Training

Customer Service / Satisfaction

ISO 9002 Trained

Security/Audit Management

EPA Compliance

PCI Security Assessor

Computer Skills

Windows 11 Professional

Microsoft 365 Applications: MS Word, MS Access, MS Power Point, MS Outlook, MS Excel, Visio and Statistical Process Control.

Professional Experience***Owner: SmithRHS Consulting, LLC 2008 – Current***

Performing onsite Physical and Logical Security Assessments to validate vendor's compliance to Secure Card Association and Payment Card Industry (PCI) program security requirements, identifying areas of compliance and non-compliance as well as working with vendors to remediate non-compliance finding within a designated timeframe. Provides consulting for secure card processors looking to initiate new startups or expand their current facilities and services.

CPI Card Group - Colorado, Inc. (Secure Card Manufacturer/Embedder, Magnetic Stripe and IC Card Personalizer,) 1996 - 2007***Littleton, CO 80127*****Position: Vice President of Security, Environmental, and Safety Compliance**

Coordinated and directed company's Physical and Logical Security, EPA Compliance, including oversight and employee training to insure adherence to Visa/MasterCard/Discover Card and American Express Physical and Logical Security Standards.

Specific Disciplines;

Spearheaded the facilities physical security systems upgrades from 35,000 to 75,000 square feet of manufacturing and secure card personalization space. System upgrades included CCTV system, DVR Recording, Wireless Alarm System, Card Access System upgrades, etc.

Developed system policy and procedures to facilitate Smart Card Certification.

Developed and implemented Cryptographic Key Management System to include, Key Custodian Identification/Training, Key Component Transmittals documents, Key

Management Loading, Storage and Access Log Procedures, Key Destruction and Logs, and Key Management Procedures.

Assisted in the development and implementation of the facilities first computerized audit accountability system for secure components.

CPI Card Group - Colorado, Inc. (Secure Card Manufacturer/Personalizer) 1992 - 1996
Littleton, CO 80127

Position: Quality Assurance Manager / Total Quality Management Program Director/Facilitator

Coordinated the facility Total Quality Management activities through training, raw material evaluation, statistical process control, technical process evaluation, and continuous quality improvement.

Data Card Corporation (Secure Card Manufacture/Personalizer) 1987 - 1992
Buena Park, CA

Position: Security and Quality Manager

Managed the facilities security and audit accountability process through systems implementation, vendor audits, and employee training for 180 employees insuring compliance to Visa, MasterCard, Discover Card, and American Express physical and logical security requirements. Designed and coordinated the Total Quality Management activities through continuous quality improvement.

Data Card Corporation (Secure Card Manufacture/Personalizer) 1985 - 1987
Buena Park, CA

Position: Secure Card Personalization Manager

Managed the facilities Secure Card Personalization West Coast Division overseeing Security and Personalization totaling 50 million plastics processed annually.

Data Card Corporation (Secure Card Manufacture/Personalizer) 1978 - 1985
Buena Park, CA

Position: Quality Manager

Managed the facilities Quality Control Program training and overseeing manufacturing of over 50 million secure card production and 40 million non-secure card production.

Cardkey Systems (Access Systems Card Manufacturer) 1978 - 1978
Simi Valley, CA

Position: Production Supervisor

Supervised company's quality, manufacturing, and systems development schedules and staff for Access System Card production.

Rusco Electronic Systems (Secure/Access Card Manufacturer/Personalizer) 1969 - 1978
Glendale, CA

Position: Production Supervisor

Supervised company's secure and access system card manufacturing and production.

Education

John Muir High School, Pasadena, CA (HSD)

Pasadena City College – Major: Graphic Arts

California Polytechnic - Total Quality Management, Statistical Process Control (W.E. Deming and Joseph M. Juran's Quality Systems)

Rio Hondo College, CA - Apprentice Electrician / Electronics

Management Skills Training

Achievements & Contributions

- Implemented Total Quality Management program resulting in 25% increase in productivity and 8% reduction in facility waste over a two-year period.
- Conducted in house quality and security training increasing customer confidence.
- Developed and published complete product and process quality manual ensuring uniform standards company wide.
- Developed and maintained quality test lab ensuring product specifications and procedures fulfillment.
- Implemented in-process and final inspection procedures realizing labor savings of 30%
- Developed and implemented statistical sampling process reducing final inspection costs by 40% on specific product lines.
- Helped develop, implement, and maintain computerized audit system guaranteeing total audit accountability for secure cards in excess of 130,000,000 plastics annually.
- Directed facility adherence measures insuring compliance to Visa, MasterCard, Discover Card, and American Express Requirements.
- Developed and implemented computerizer blind audit accountability system.

Blank Tab

Omar Soberal

Land O'Lakes, FL | 718.825.6123 | osoberal@outlook.com | [linkedin.com/in/omar-soberal](https://www.linkedin.com/in/omar-soberal)

DIRECTOR OF REVENUE Cycle AND BUSINESS OPERATIONS

Ambitious healthcare revenue cycle executive, offering over 20+ years of experience that includes a progressive leadership path. Seeking an executive leadership opportunity that will leverage my experience and skills on a dynamic team in a growing organization that practices daring leadership and thrives with change.

DEMONSTRATED ACHIEVEMENTS

- Shaved expenses 40% as part of strategic growth and financial efficiency initiative by opening an overseas office.
- Facilitated sustainable revenue acceleration by tracking results for denials to appeals and aligning operations across denial management team by instituting corporate-wide standard operating procedures (SOPs).
- Accelerated net collections from 30% to 74% by streamlining collector workflows and pioneering original formula.

CORE COMPETENCIES

- Revenue Cycle Management
- Strategic Oversight
- Leadership & Team Building
- Budget Management
- Electronic Medical Record
- Process & Policy Improvements
- Master Data Management
- Revenue Recognition & Collection Workflows
- Financial Reporting & Analysis
- Communication & Presentation Skills
- KPIs & Metrics Tracking & Reporting
- Medicare, Medicaid, & Commercial

EXECUTIVE EXPERIENCE

EASTERSEALS NEW JERSEY | East Brunswick, NJ

2019-Present

Director of Revenue and Business Operations

Highly regarded Nonprofit providing services in 21 counties, over 9,000 patients, and 100+ sites.

- Responsible for the leadership and outcomes of the revenue cycle operations team and processes, comprised of 75+ front-line staff, and 9 direct reports with annual revenue of over 150M.
- Researched underlying issues, regulatory compliance status, and processes to resolve complex business issues, created and deployed strategic corrective actions.
- Delivered year over year gross margin improvement and cost reduction.
- Develop forecasting tools to analyze revenue variances, business pipelines and industry trends.
- Maintain NetSuite and EHR environment for CM, staging, testing, and integration for any matters affecting finance.
- Complete month-end and year-end closings, oversee all accounting transaction to meet GAAP requirements and audit-ready.

PRIME HEALTHCARE | Denville, NJ

2018-2019

Reginal Manager of Revenue Cycle

Fifth largest for-profit health system in the U.S. operating 45 hospitals in 14 states, and 300+ outpatient locations.

- Managed the CBO revenue cycle activities of \$1B a year encompassing for 5 hospitals in NJ and 3 IN PA along with all areas of Patient Access, preregistration, insurance verification, and point-of-service collections.
- Oversaw complete lifecycle of revenue operations including staff, performance, throughput, metrics, reporting and budgeting.
- Directed and often facilitated revenue cycle process support to all clinical personnel, including resolving procedure challenges.
- Represented revenue cycle in numerous value stream mapping exercise and grand scale process improvement initiatives through Lean Six Sigma methods.

Omar Soberal

718.825.6123 | Page 2 of 2

N-THRIVE INC | Saddle River, NJ

2016-2018

Senior Manager Revenue Cycle & Managed Care

A healthcare revenue management software-as-a-service (Saas) Provider servicing more than 3,000 customers and net revenue for over \$8B.

- Managed collections and contracts for 28 healthcare facilities operating in 6 states (AZ, LA, NJ, FL, NV).
- Built high-performance team by collaborating with new members on procedural, administrative, collections and compliance areas that included a large offshore operation and outsourced patient billing.
- Developed performance improvement plans based on deep dive reviews of current work.
- Reported on detected trends in payments and denials, along with procedural issues and provided recommendations regarding corrective action.

HACKENSACK UNIVERSITY MEDICAL AT PALISADES | North Bergen, NJ

2012-2016

Revenue Cycle Denials & Appeals Management

A 196-bed acute care hospital serving a population of more than 450k in Hudson and southern Bergen counties.

- Broad knowledge base in clinical assessment, diagnosis, and treatment plans.
- Critical thinking skills regarding level of care, denials, appeals, RAC (Recovery Auditing Contractors), observation verses inpatient, overutilization/underutilization of resources and troubleshooting with case management team.
- Provided coding appeals support by reviewing, researching, investigating using established criteria of professional, inpatient or outpatient, facility services.
- Maintained tracking reports for denials overturned, revenue recovered and upheld.
- Adhered to strict guidelines and time frames set by the medical assistance program (MAP), CMS, Health insurance Portability and Accountability Act (HIPPA), and the Health Plan.
- Communicated information to insurance companies.
- Reviewed and analyzed standards and requirements established by regulatory agencies and third-party payers.

ROBERT WOOD JOHNSON UNIVERSITY AT SOMERSET | Somerville, NJ

2010-2013

Revenue Cycle Analyst

A 355-bed reginal medical center providing a variety of comprehensive emergency, medical/surgical, and rehabilitative services in Central NJ.

- Lead and assisted in the development and maintenance of analytic projects and reporting to support the business.
- Optimized the PM systems to ensure billing workflows are efficient.
- Performed financial chart audits and document reports and findings along with recommendations and actions plan for improvement to leadership.
- Reviewed Cerner system matters as needed to provide guidance for data governance & analytics and enterprise data team.

Additional Experience

NYU LUTHERAN MEDICAL CENTER | Brooklyn, NY

1999-2010

Revenue Recovery Specialist

EDUCATION PROFESSIONAL AFFILIATION TECHNOLOGIES

BS, Business Administration, 3.9 GPA – PURDUE UNIVERSITY, West Lafayette, IN

MS Accounting, 3.5 GPA – Eastern Washington University, Cheney, WA (*Projected 9/2023*)

MBA, 3.5 GPA – Eastern Washington University, Cheney, WA (*Projected 9/2023*)

Abila MIP Accounting Software | Netsuite | Carelogic | Credible | Aergo | XR2 Reporting | EPIC | EPIC Crystal Reports | BEPA | OMR | CPSI | AMPF | SRM | Invision MFS Systems | Allscripts | Care Management Interqual | Medasests | Series | Cerner | Pcon | Ras | Star Navigator 6.8 HBOC System | PHS System | Enhancement Stock Systems | Fox Pro | MEDI System Physician Portal | Soarian Clinicals | CPT 4 & ICD 9/10 | Navinet | Microsoft Office (Word, Excel, PowerPoint)

Tab 11

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE CONNERTON WEST COMMUNITY DEVELOPMENT
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Connerton West Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “Board”) desires to elect the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. Bob Schleifer is elected Secretary.

Section 4. _____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

Daryl Adams is elected Assistant Secretary.

Matthew Huber is elected Assistant Secretary.

Lynn Hayes is elected Assistant Secretary.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of January, 2023.

ATTEST:

**CONNERTON WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

Tab 12

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.

**CONNERTON WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Connerton West Community Development District was held on **Monday, December 5, 2022 at 4:00 p.m.** at Club Connerton, located at 21100 Fountain Garden Way, Land O' Lakes, FL 34638

Present and constituting a quorum:

Daniel Novak	Board Supervisor, Chairman
Chris Kawalec	Board Supervisor, Vice-Chairman
Steve Wiers	Board Supervisor, Assistant Secretary
Tyson Krutsinger	Board Supervisor, Assistant Secretary

Also present were:

Daryl Adams	District Manager, Rizzetta & Company
Jason Liggett	Landscape Specialist, Rizzetta & Company
Meredith Hammock	District Counsel, KE Law Group (via conference call)
Greg Woodcock	District Engineer, Cardno
Gail Huff	Ballenger Irrigation
Stan Zuercher	Maintenance Manager
Jason Roberts	Brightview
Craig Bramblett	Down & Dirty Pressure Washing
Matthew Minnitte	BrightView
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Daryl Adams opened the regular CDD Meeting in person at 4:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard audience comments regarding the shade structure at the playground and concerns about the dog park in the Arbors.

THIRD ORDER OF BUSINESS

STAFF REPORTS

A. Aquatics Report

The aquatics report was presented under separate cover.

Mr. Kawalec would like Mr. Adams to remind BrightView that they will need an assessment of which ponds will need planting and fish for the fiscal year 2022-2023.

B. Landscape Inspection Report

Mr. Liggett presented his report to the Board.

Mr. Liggett voiced his continued concerns and issues with BrightView's performance. Mr. Novak would like a weekly report on how many guys are on site each day and a list of what has been completed.

The Board reviewed and considered Brightview's proposal for mulch in the amount of \$68,000.00. After a brief discussion, the Board would like to table this proposal. The Board would like Mr. Liggett to take lead on the mulch project and noted that the budget is \$48,000.00.

The Board reviewed and considered Brightview's proposal for shrub removal in the amount of \$2,299.42. After review, this proposal includes relocating the plants. The Board would like a revised proposal with just removal of the shrubs. This item has been tabled.

The Board reviewed and considered Brightview's proposal for installation of Crape Myrtles in the amount of \$1,686.68.

On a motion from Mr. Novak, seconded by Mr. Kawalec, with all in favor, the Board of Supervisors approved Brightview's proposal to install Crape Myrtles in the amount of \$1,686.68 for the Connerton West Community Development District.

The Board reviewed and considered Brightview's proposal to remove & replace 5 multi trunk crape myrtles in the amount of \$1,801.45. The Board asked for a more detail on BrightView's proposals.

On a motion from Mr. Wiers, seconded by Mr. Novak, with all in favor, the Board of Supervisors approved Brightview's proposal to remove and replace 5 multi trunk crape myrtles in the amount of \$1,801.45 for the Connerton West Community Development District.

Mr. Liggett talked about the Connerton Enhancement list and informed the Board that Mr. John Toborg would attend the next meeting to future discuss this item.

Mr. Woodcock asked Mr. Liggett to look at the trees in the dog park area.

At this time, Mr. Bartlett from Down and Dirty Pressure washing asked the Board for an additional \$4,500 payment to finish the pressure washing project. After discussion, the Board agreed to pay Down and Dirty \$4,500 towards the already set price of the contract to complete the pressure washing project.

C. Irrigation Report

Ms. Huff presented the irrigation report to the Board.

Ms. Huff informed the Board that someone threw a water bottle at one of their work vans. Mr. Adams asked her to get as much information about the vehicle as she can so they can report it.

The Board reviewed the B-Controller Troubleshooting proposal, that was approved outside of the meeting, for ratification.

On a motion from Mr. Kawalec, seconded by Mr. Krutsinger, with all in favor, the Board of Supervisors ratified the B-Controller Troubleshooting proposal in the amount of \$7,816.00 for the Connerton West Community Development District.

D. Property Maintenance Report

Mr. Zuercher presented his report to the Board.

Mr. Zuercher informed the Board that he ordered new swings and would install them on Wednesday.

Mr. Zuercher will obtain a proposal for a trailer haul and present it at the next meeting.

E. District Engineer Report

The Board reviewed the District Engineer report from Mr. Woodcock.

The Board asked Mr. Woodcock to contact the County about repainting the curbing in the District.

Mr. Woodcock asked Mr. Adams to reach out to Ms. Huff and ask how much irrigation they use on the Boulevard because it seems to be over saturated.

It was mentioned by a resident that Lennar is allowing residents to cut into the wetlands. The Board gave Mr. Woodcock permission to contact SWFMD regarding this issue. He will report back to the Board at the next meeting.

After doing some research, Mr. Woodcock was able to figure out that the District has spent \$31,000 for the trail project so far. He said he still has several invoices to review and will report back to the Board with more information at the next meeting.

Ms. Hammock informed the Board that she has a call set up with the Developers Attorney to discuss the trail project money that is in escrow.

The Board reviewed and discussed the proposal for inlet and culvert cleanout in the

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
December 5, 2022 - Minutes of Meeting
Page 4

amount of \$4,250.00. Mr. Woodcock will provide Mr. Adams with a letter to send to the HOA regarding the inlet & culvert cleanout proposal.

The Board reviewed and considered several proposals for Playground Equipment and Mat Installation. After a brief discussion, the Board would like a revised proposal from Rep Services. Mr. Woodcock will provide a revised proposal at the next meeting.

The Board held a brief discussion regarding playground signs and rules. Ms. Hammock informed the Board that the current signs do meet the requirements. The Board talked about the possibility of updating the policies in the future.

F. District Counsel

Ms. Hammock gave her update on easement agreements. She informed the Board that there is only one easement that is still not compliant. Mr. Smith will send a final letter to that resident.

It was mentioned that there is another resident that installed a fence without HOA approval. Ms. Hammock will send a letter to the resident letting them know that a license agreement will need to be completed to be in compliance with the District.

The Board discussed getting 5 new "No Solicitation" signs. They agreed to table this to the next meeting.

G. District Manager Report

The Board received and reviewed the District Manager report.

Mr. Adams reminded the Board that the next meeting will be held on January 9, 2023, at 4:00 p.m. at the Club Connerton, 21100 Fountain Garden Way, Land O Lakes, FL 34638.

FOURTH ORDER OF BUSINESS

Review of Resumes for Vacant Seat

The Board reviewed and discussed several resumes that were received for the vacant seat. They agreed to table this item to the next meeting, hoping to receive more resumes.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01,
Designating Officers of the District**

The Board agreed to table Resolution 2023-01 until someone has been appointed to the vacant seat.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of the Board

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT
December 5, 2022 - Minutes of Meeting
Page 5

of Supervisors' Meeting held on
November 7, 2022

Mr. Adams presented the minutes of the Board of Supervisors' meeting held on November 7, 2022.

On a motion from Mr. Novak, seconded by Mr. Krutsinger, with all in favor, the Board approved the Minutes of the Boards' Supervisor meeting held on November 7, 2022, for the Connerton West Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for October
2022**

The Board was presented with the Operation & Maintenance Expenditures for October 2022 in the amount of \$135,091.58.

On a motion from Mr. Krutsinger, seconded by Mr. Wiers, with all in favor, the Board ratified the Operation & Maintenance Expenditures for October 2022 in the amount of \$135,091.58 for the Connerton West Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

During Supervisor Requests, Mr. Kawalec asked Mr. Adams to add spraying on the pavement to the next agenda.

Mr. Krutsinger mentioned that a street sign got blown over and asked that Stan look into getting this replaced.

NINTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Krutsinger, seconded by Mr. Novak, the Board approved to adjourn the meeting at 6:57 p.m. for the Connerton West Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 13

CONNERTON WEST COMMUNITY DEVELOPMENT DISTRICT

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

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

www.connertonwestcdd.org

Operation and Maintenance Expenditures November 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 119,687.70**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	100102	75648	Pond/Lake Maintenance 10/22	\$ 3,950.00
Aquatic Weed Control, Inc.	100102	76678	Pond/Lake Maintenance 11/22	\$ 3,950.00
Ballenger & Company, Inc.	100099	222207	Irrigation Maintenance 10/22	\$ 10,565.00
Ballenger & Company, Inc.	100099	222224	Irrigation Repair 10/22	\$ 1,135.00
Ballenger & Company, Inc.	100099	222233	Irrigation Repair 10/22	\$ 3,426.00
BrightView Landscape Services, Inc.	100103	8142996	Crepe Myrtle Removal 10/22	\$ 75.00
BrightView Landscape Services, Inc.	100103	8156382	Fertilization and Turf and Tree/Shrubs 10/22	\$ 17,765.00
BrightView Landscape Services, Inc.	100103	8163155	Quarterly Remove and Replace Annuals 11/22	\$ 9,100.00
Connerton West Debit Card	CW11-2-22	CW11-2-22	Connerton West Debit Card for 11/22	\$ 378.17

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Christopher Kawalec	100091	CK110722 415	Board of Supervisors Meeting 11/07/22	\$ 200.00
Daniel Novak	100092	DN110722 415	Board of Supervisor Meeting 11/07/22	\$ 200.00
John Ngerem	100093	JN110722 415	Board of Supervisors Meeting 11/07/22	\$ 200.00
Tyson Krutsinger	100095	TK110722 415	Board of Supervisors Meeting 11/07/22	\$ 200.00
FL Reserve Study and Appraisal, Inc.	100084	2072022	Reserve Study for Connerton West 02/22	\$ 4,400.00
Jeremy R. Cohen	100085	Cohen 10/29/22	Off-Duty State Trooper	\$ 350.00
Jerry Richardson Trapper	100104	1692	Monthly Hog Removal Service 11/22	\$ 800.00
K Johnson's Lawn & Landscaping, Inc.	100105	18807	Mowing Services 11/22	\$ 700.00
KE Law Group, LLC	100082	4296	General/Monthly Legal Services 09/22	\$ 4,446.00
LLS Tax Solutions, Inc.	100086	2803	Arbitrage Rebate Calculation S2006A-2 09/25/22	\$ 500.00
Messer Caparello, P.A.	100087	493111	Legal Services-Easement Enforcement 10/22	\$ 747.53

Connerton West Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	100094	Pasco Water Summary 10/22	Water Summary 10/22	\$ 303.57
Patrick J. Elmore	100088	Elmore 103022	Off-Duty State Trooper 10/22	\$ 200.00
Rizzetta & Company, Inc.	100100	INV0000071912	Assessment Roll Preparation FY 22/23	\$ 5,355.00
Rizzetta & Company, Inc.	100089	INV0000072600	District Management Fees 11/22	\$ 6,820.03
Rizzetta & Company, Inc.	100106	INV0000072692	Personnel Reimbursement 10/28/2022	\$ 3,382.92
Rizzetta & Company, Inc.	100097	INV0000072723	Cell Phone - Auto Mileage & Travel 10/22	\$ 110.94
Rizzetta & Company, Inc.	100098	INV0000072748	Amenity Management & Oversight/ Personnel Reimbursement 11/11/22	\$ 4,194.40
Suncoast Pool Service, Inc.	100083	8665	Fountain Service 10/22	\$ 250.00
Suncoast Pool Service, Inc.	100090	8748	Fountain Service 11/22	\$ 250.00
Visual Enhancements Inc	100101	94	Pressure Washer Cleaning & Painting 11/22-Deposit	\$ 7,000.00
Withlacoochee River Electric Cooperative, Inc.	100096	Electric Summary Bill 10/22	Electric Summary Bill 10/22	<u>\$ 28,733.14</u>
Report Total				<u>\$ 119,687.70</u>