



Rizzetta & Company

Reserve at Pradera Community Development District

Board of Supervisors' Regular Meeting May 18, 2023

District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, Florida 33578

www.reserveatpraderacdd.org

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

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

www.reserveatpraderacdd.org

Board of Supervisors	Jayson Caines Maya Wyatt Nicholas Perrette Charla Johnson Heidi Tayman	Chair Vice Chair Asst. Secretary Asst. Secretary Asst. Secretary
District Manager	Christina Newsome	Rizzetta & Company, Inc.
District Attorney	Scott Steady	Burr Forman, LLP
District Engineer	Kyle Thornton	Half Associates, Inc.

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) 533-2950. 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.

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA · (813) 533-2950

MAILING ADDRESS – 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614

WWW.RESERVEATPRADERACDD.ORG

May 12, 2023

**Board of Supervisors
Reserve at Pradera Community
Development District**

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Reserve at Pradera Community Development District will be held on **Thursday, May 18, 2023, at 6:30 p.m.** at the offices of Rizzetta & Company, located at 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on April 20, 2023Tab 1
 - B. Consideration of Operations and Maintenance Expenditures for April 2023Tab 2
- 4. STAFF REPORTS**
 - A. Aquatics Services
 1. Presentation of Waterway Inspection Report.....Tab 3
 2. Presentation of Native Aquatic Plants Information.....Tab 4
 3. Presentation of Quarterly Fountain MaintenanceTab 5
 4. Consideration of Fountain and Control Panel ProposalTab 6
 - B. Landscape Inspection Services
 1. Presentation of Landscape Inspection ReportTab 7
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Presentation of District Manager's ReportTab 8
- 5. BUSINESS ITEMS**
 - A. Discussion of New Pool Sign.....Tab 9
 - B. Discussion of Pool Security Services.....Tab 10
 - C. Consideration of Entry Fountain Repair Proposal.....Tab 11
 - D. Consideration of Fiscal Year 2023/2024 Proposed Budget
 1. Consideration of Resolution 2023-04, Approving the Fiscal Year 2023/2024 Proposed Budget and Setting a Public Hearing on the Final Budget.....Tab 12
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Sincerely,

Christina Newsome

Christina Newsome
District Manager

Tab 1

MINUTES OF MEETING

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

**RESERVE AT PRADERA
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Reserve at Pradera Community Development District was held on **Thursday, April 20, 2023, at 10:30 a.m.** held at the offices of Rizzetta & Company, Inc. located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578.

Present and constituting a quorum:

Jayson Caines	Board Supervisor; Chair
Maya Wyatt	Board Supervisor; Vice Chair
Nicholas Perrette	Board Supervisor; Asst. Secretary
Heidi Tayman	Board Supervisor; Asst. Secretary

Also present were:

Christina Newsome	District Manager; Rizzetta & Co., Inc.
Kyle Thronton	District Engineer; Half Associates, Inc
John Fowler	Field Services Manager; Rizzetta & Co., Inc.
Doug Agnew	Representative; Advanced Aquatics
David Manfrin	Representative; LMP Landscape

Audience: Present.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Services

1. Presentation of Waterway Inspection Reports

Mr. Agnew presented the Waterway Inspection Report to the Board. The Board has requested Mr. Agnew to investigate the removal of a large pipe in Pond #12 and submit proposals if needed.

2. Consideration of Fountain Maintenance Proposal

On a Motion by Mr. Caines, seconded by Ms. Tayman, with all in favor, the Board of Supervisors approved the Pond 8 Fountain Maintenance Proposal from Advanced Aquatics, for the Reserve at Pradera Community Development District.

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51 **B. Landscape Inspection Services**

52 **1. Presentation of Landscape Inspection Report**

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54 Mr. Fowler was present and presented the Landscape Inspection Report to the Board.

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56 **2. Discussion of Landscape Presentation to Residents**

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58 Discussion ensued during the Landscape Presentation to Residents, location and time
59 were also discussed.

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61 **C. District Counsel**

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63 Mr. Steady was present. A discussion ensued regarding the government in
64 the sunshine.

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66 **D. District Engineer**

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68 Kyle Thornton was present, no report given.

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70 **E. District Manager**

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72 Ms. Newsome reminded the Board of the next Board meeting on Thursday, May 18,
73 2023, at 6:30 p.m.

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75 **1. Presentation of District Manager's Report**

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77 Ms. Newsome presented her District Manager Report to the Board.

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79 **FOURTH ORDER OF BUSINESS**

**Consideration of Holiday
Lighting Proposal**

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82 The Board was presented with two options for holiday lighting proposals. One option is from
83 Blizten Lighting, the other option is from TreeTrimmers.

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On a Motion by Mr. Caines, seconded by Ms. Tayman, with all in favor, the Board of Supervisors approved the proposal from Blizten lighting with the option for white and red tree lighting, for the Reserve at Pradera Community Development District.

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86 **FIFTH ORDER OF BUSINESS**

Discussion of Security Services

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88 A discussion ensued regarding the security services provided to the community. Points discussed
89 included the enforcement of the rules and regulations of the district and the authority to do so.

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SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03,
Trespassing Policy**

Scott Steady presented Resolution 2023-03, Trespassing Policy to the Board.

On a Motion by Mr. Caines, seconded by Mr. Perrette, with all in favor, the Board of Supervisors adopted Resolution 2023-03, Trespassing Policy, for the Reserve at Pradera Community Development District.

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SEVENTH ORDER OF BUSINESS

Discussion of Pool Maintenance

The Board discussed pool maintenance at the amenity center and the possible changes to the current services. The board discussed having a professional painter come in to repaint the inside of the amenity to include the ceiling that was previously damaged.

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EIGHTH ORDER OF BUSINESS

Discussion of FY 2023-2024 Budget

The board discussed the upcoming fiscal year budget, and it was suggested that a budget workshop be held to discuss this specific topic in detail. The Board requested a Budget Workshop Meeting on May 1, 2023, at 10:00a.m.

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On a Motion by Mr. Caines, seconded by Ms. Tayman, with all in favor, the Board of Supervisors approved to have a Budget Workshop Meeting on May 1, 2023, at 10:00 a.m., for the Reserve at Pradera Community Development District.

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NINTH ORDER OF BUSINESS

**Consideration of minutes of Board of
Supervisors' Regular Meeting held on
March 16, 2023**

Ms. Newsome presented the Minutes of Board of Supervisors' Regular Meeting held on March 16, 2023, to the Board.

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On a Motion by Ms. Wyatt, seconded by Mr. Caines, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on March 16, 2023, as amended, for the Reserve at Pradera Community Development District.

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TENTH ORDER OF BUSINESS

**Consideration of Operations
and Maintenance Expenditures
for February and March 2023**

Ms. Newsome presented the Operations and Maintenance Expenditures for February and March 2023 to the Board.

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On a Motion by Ms. Wyatt, seconded by Ms. Johnson, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures report for February (\$67,579.47) and March (\$51,687.84) 2023, for the Reserve at Pradera Community Development District.

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ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There were a few supervisor requests. Ms. Johnson asked that the minutes and Operations and Maintenance be moved to the beginning of the agenda.

On a Motion by Ms. Tayman, seconded by Mr. Caines, with all in favor, the Board of Supervisors agreed to move the Minutes and the Operations and Maintenance Expenditures to the beginning of the agenda, for the Reserve at Pradera Community Development District.

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Ms. Tayman would like to add a Discussion of New Pool sign and Discussion of Pool Security Services to the May agenda.

On a Motion by Ms. Tayman, seconded by Ms. Johnson, with all in favor, the Board of Supervisors agreed to add a Discussion of New Pool Sign and Discussion of Pool Security Services to the May agenda., for the Reserve at Pradera Community Development District.

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TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Caines, seconded by Ms. Wyatt, with all in favor, the Board of Supervisors adjourned the meeting at 12:29 p.m., for the Reserve at Pradera Community Development District.

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Assistant Secretary

Chair / Vice Chair

Tab 2

RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

**Operation and Maintenance Expenditures
April 2023
For Board Approval**

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

The total items being presented: **\$53,721.34**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100130	10548896	Pond Maintenance 04/23	\$ 1,935.00
Alvarez Professional Locksmiths & Security Systems Repairs LLC	100126	040323 Alvarez	Locksmith Service 04/23	\$ 1,225.58
Aqua Sentry	100120	7669	Pool Service Contract 01/23	\$ 925.00
Aqua Sentry	100120	8097	Pool Service Contract 03/23	\$ 925.00
Aqua Sentry	100131	8155	Drain & Acid Wash 03/23	\$ 1,800.00
Aqua Sentry	100131	8333	Pool Service Contract 04/23	\$ 825.00
Charter Communications	ACH	0068008031923 - Auto Pay	Internet Service 03/23	\$ 167.97
Hidden Eyes, LLC	100127	INV000006196	Printable Cards for Badges 04/23	\$ 1,005.00
Hillsborough County BOCC	ACH	3629519463 03/23	12051 Palmera Reserve Drive 03/23	\$ 723.26
Homemade by Huseman, LLC	100128	1515	Handyman Services 04/23	\$ 135.00
Innersync Studio, Ltd	100121	21193	Website Services 04/23	\$ 384.38
Jerry Richardson Trapper	100129	1753	Wildlife Services 04/23	\$ 1,100.00
Landscape Maintenance Professionals, Inc.	100122	173492	Irrigation Repairs 02/07/23	\$ 827.50

Reserve at Pradera Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100122	174464	Irrigation Repairs 03/21/23	\$ 767.00
Landscape Maintenance Professionals, Inc.	100132	174727	Monthly Landscaping 04/23	\$ 15,117.91
Landscape Maintenance Professionals, Inc.	100132	174898	Fertilization 03/23	\$ 2,072.00
Landscape Maintenance Professionals, Inc.	100132	174899	Pest Control Services 03/23	\$ 242.00
Landscape Maintenance Professionals, Inc.	100132	175042	Irrigation Repairs 04/23	\$ 285.00
Landscape Maintenance Professionals, Inc.	100132	175043	Irrigation Repairs 04/11/23	\$ 200.00
Landscape Maintenance Professionals, Inc.	100132	175050	Irrigation Repairs 04/23	\$ 40.00
Landscape Maintenance Professionals, Inc.	100132	175059	Fountain Pump Service Call 04/23	\$ 195.00
Landscape Maintenance Professionals, Inc.	100132	175124	Irrigation Repairs 04/15/23	\$ 167.50
Landscape Maintenance Professionals, Inc.	100132	175181	Sod Replacement 04/23	\$ 1,935.00
Marc Security Services LLC	100123	1017	Security Gate Services 03/23	\$ 1,032.00
Rizzetta & Company, Inc.	100119	INV0000078809	District Management Services 04/23	\$ 4,486.25
Securiteam, Inc.	100124	13139030723	Service Call 03/23	\$ 437.50
TECO	ACH	TECO Summary 03/23 Auto Pay	Tampa Electric Summary 03/23	\$ 13,715.49
Total Community Maintenance, LLC	100125	5585	Monthly Cleaning & Maintenance 04/23	<u>\$ 1,050.00</u>
Report Total				<u>\$ 53,721.34</u>

Tab 3



Reserve at Pradera

Community Development District



Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

4/19/2023

Prepared for:

Reserve at Pradera

Community Development District

Prepared by:

Tom Donaghy, Service Manager

Doug Agnew, Senior Environmental Consultant

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



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www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
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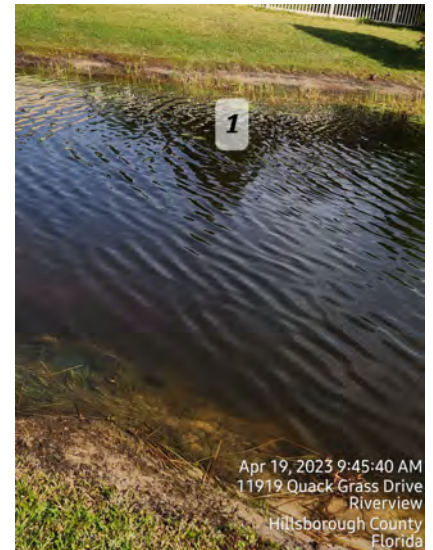
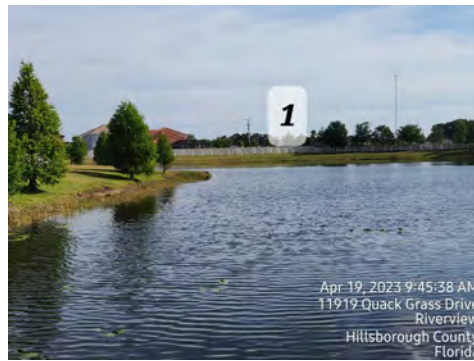
Site Assessments

Pond 1

Comments:

Site Looks Good

Spatterdock (Nuphar advena) observed and treated. Again, the agreed to plan for treatment of this floating aquatic plant is to target the Spatterdock from the shoreline out 15' on every pond at Reserve at Pradera.



Pond 2

Comments:

Normal Growth Observed

Spatterdock and the invasive grass species Torpedogras (Panicum repens) observed and treated.

The Torpedogras is browned out and decomposing as a result of previous treatments.

Although limited, the existing amount of native Gulfspikerush (Eleocharis cellulosa) is green, healthy and providing numerous ecological benefits.



Site Assessments

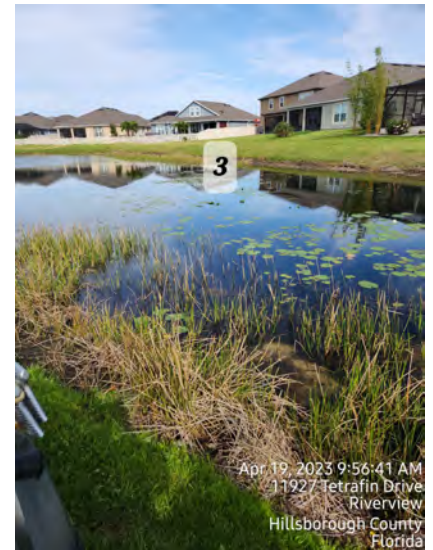
Pond 3

Comments:

Normal Growth Observed

Spatterdock observed and treated (per CDD guidelines) from the shoreline out 15'.

The native Gulfspikerush (*Eleocharis cellulosa*) is mostly green, healthy and providing numerous ecological benefits.

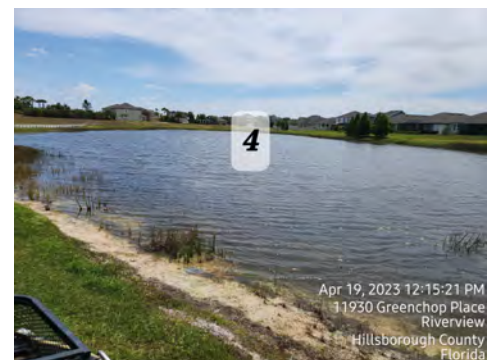


Pond 4

Comments:

Normal Growth Observed

Torpedograss observed and treated. There are three shallow sump-like portions attached to the main pond area that are growing Spatterdock in the middle and a Gulf Spikerush along the shoreline of these three small areas. Advanced Aquatic is controlling the majority of the Spatterdock but will not target the Gulf Spikerush along the shoreline of these three small areas.



Site Assessments

Pond 5

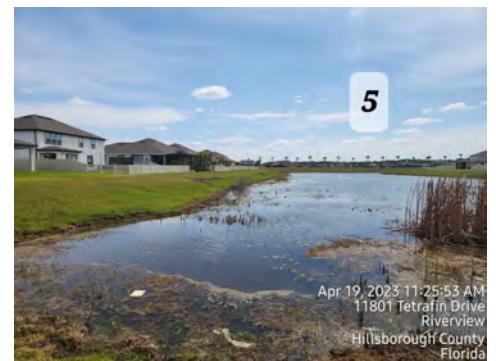
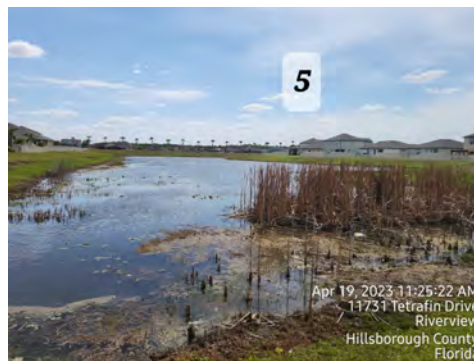
Comments:

Normal Growth Observed

Pond level is extremely low. Algae & Torpedograss treated throughout the entire pond. Spatterdock observed and treated from the shoreline out 15'.

There are also two patches of Cattail (Typha sp.) at each end of this pond that have previously been sprayed and are decomposing.

Summer rains will increase the pond levels and help to improve appearance.



Pond 6

Comments:

Normal Growth Observed

Spatterdock observed and treated (per CDD guidelines) from the shoreline out 15'.

The Torpedograss has been previously treated has browned out and is decomposing.

The native Pickerelweed (Pontederia cordata) pictured in photo on left is green, healthy and providing numerous ecological benefits.



Site Assessments

Pond 7

Comments:

Site Looks Good

Trace amounts of Eelgrass (*Vallisneria americana*) observed and treated.

The Gulfspikerush (*Eleocharis cellulosa*) is green, healthy and providing numerous ecological benefits.



Pond 8

Comments:

Site Looks Good

Trace amount of Spatterdock observed and treated from the shoreline out 15'.



Site Assessments

Pond 9

Comments:

Normal Growth Observed

Spatterdock and Alligatorweed (Alternanthera philoxiroides) observed and treated.

The Gulfspikerush (Eleocharis cellulosa) is green, healthy and providing numerous ecological benefits.



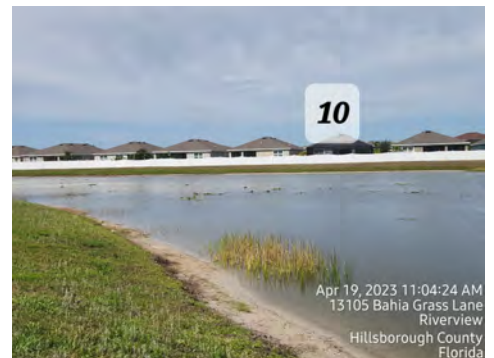
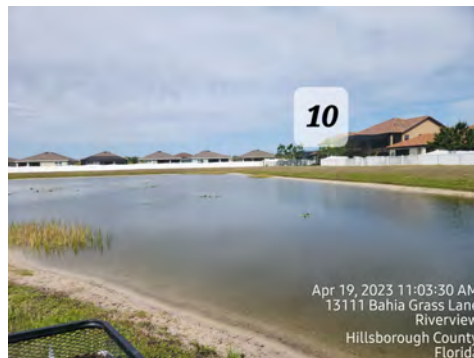
Pond 10

Comments:

Site Looks Good

Trace amounts of algae observed and treated.

Very limited amount of native Gulf Spikerush remaining. Appears as though physical removal of some of the native Gulf Spikerush has been occurring over the past few months.



Site Assessments

Pond 11

Comments:

Normal Growth Observed

Torpedograss observed and treated.
Spatterdock treated from the shoreline out 15'.

The native Gulfspikerush (*Eleocharis cellulosa*) is mostly green, healthy and providing numerous ecological benefits.



Pond 12

Comments:

Normal Growth Observed

Trace amounts of Cattail and
Torpedograss re-growth observed and
treated.

Vast majority of Cattail is brown and
decomposing.



Site Assessments

Pond 13

Comments:

Site Looks Good

All Cattails are brown and decomposing.



Pond 14

Comments:

Normal Growth Observed

Traced amounts of Cattail re-growth observed and treated.

Vast majority of Cattail is brown and decomposing.



Map

#915 Reserve at Pradera CDD

12051 Pradera Reserve Blvd
Riverview, FL 33579



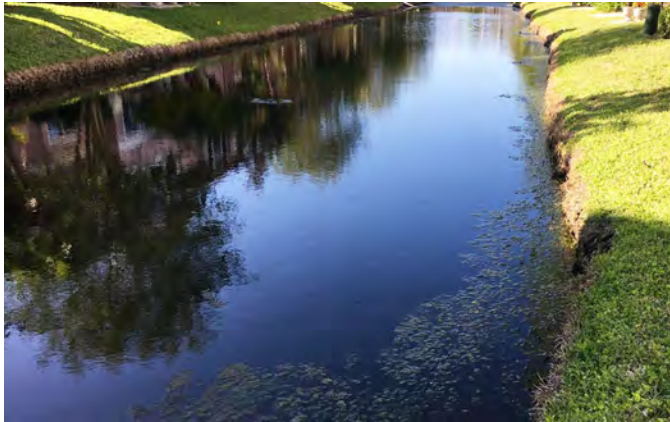
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292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
 1-800-491-9621

Tab 4

CREATE A LIVING SHORELINE



Improve the Quality of Your Lake and Lifestyle

Everyone appreciates how nice it looks having the right native aquatic plants along the shoreline of your lake or pond, especially when they bloom. But, there is more to native aquatic plants than looks!

A properly created buffer zone aids in keeping your lake ecosystem healthy. Shoreline aquascaping promotes and helps to maintain higher levels of water quality in your waterways. There are many different native plants that can be installed along shallow lake and pond shorelines in Florida.

Adding native plants to the shoreline helps:

- **Erosion control** – Roots from native aquatic plants help stabilize the shoreline and offshore vegetation will buffer against wave action.
- **Reduce non-native plant invasions** – Exotic plants will have a much harder time taking root in areas where native plants are abundant.
- **Water quality** – Native aquatic plants act as a filter for surface runoff from various sources including roads and lawns; and take up excess Nitrogen & Phosphorus as they develop.
- **Wildlife habitat** – Many organisms live right at the water's edge and native aquatic plants provide both food and shelter.



USE BEAUTIFUL NATIVE PLANTS



Choosing the right plants provides benefits for years to come.

Introducing a variety of native aquatic grasses, rushes, sedges and flowering species to the buffer zone should be your goal for optimizing the beneficial effects that aquascaping brings.

Florida's lakes and ponds usually have several depth profiles and our team of experienced biologists will recommend introducing the right plants for the right places. Generally, three to five feet around the shoreline provides great coverage. A customized native planting plan may include areas that are wider or more narrow to accommodate the terrain, plant growth preference, pond depth profile, and the communities needs.

Once the plants are fully established it is important to maintain these planted areas properly to keep these areas beautiful and healthy. Your Advanced Aquatic team of Biologists will work with you to ensure these living shoreline areas are professionally maintained for long term sustainability.

Plan now to create a lush area around your pond or lake. Allow our experts to help you attain healthy, beautiful waterways for today, tomorrow and years to come.



Call us: 800-491-9621

GULF SPIKERUSH



LOTUS SPP.



NEEDLERUSH



PICKEREL WEED



SOFT RUSH



YELLOW SPATTERDOCK



LOCATIONS IN: •DEERFIELD BEACH •FORT MYERS •PORT ST. LUCIE •TAMPA BAY

Tab 4A

Gulf Coast/Giant Spikerush (*Eleocharis cellulosa*)



Height: 3-4 ft. Florida's tallest Spikerush

Width: ¼"

Salinity: Low-Med. Freshwater- Brackish

Light: Med. - High

Habitat: Grows in mud or sand

Water Depth: Will live in water depths of 3-4' feet or less.

Propagation: Seed and Rhizomes. It has thick rhizomes that can form dense colonies.

Taxonomy: Sedge Family

Benefits: One of the best choices for shoreline stabilization and nutrient uptake. Waterfowl feed on the seeds.

Great habitat for fish and aquatic life.

Tab 4B

Pickerelweed (*Pontederia cordata*)



Height: 3-5 ft.

Width: 3-5 ft.

Salinity: Low

Light: Med – High

Planting: Grows well in sand or muck. Very adaptable.

Water Depth: Plant at 12-18" Will grow in deeper water than Arrowhead.

Propagation: Seed and Rhizomes

Flowering: Spring - fall

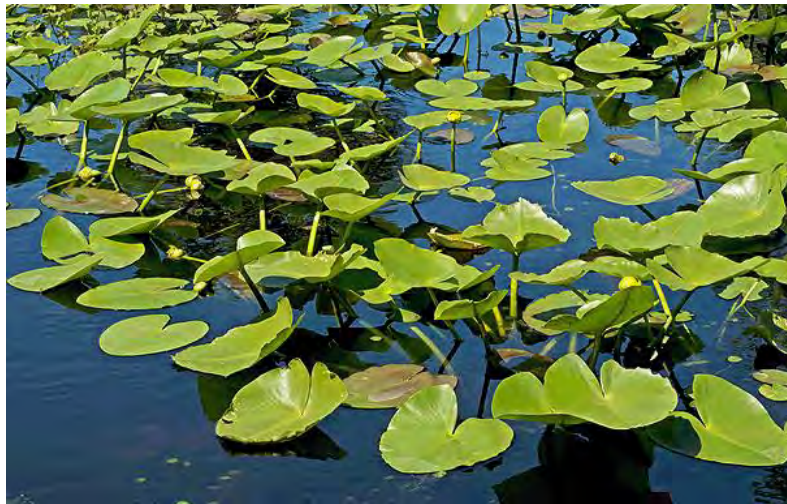
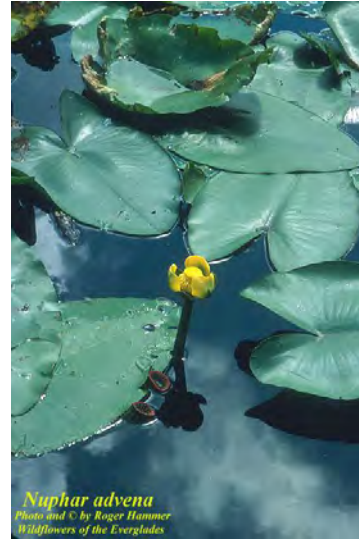
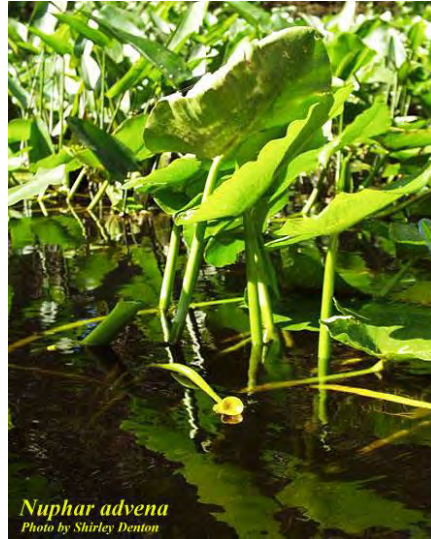
Taxonomy: Pickerelweed Family

Benefits: Research shows Pickerelweed is one of the best consumers of Phosphates and Nitrates among aquatic plants. Birds eat the seeds. Good bank stabilizer.



Tab 4C

Spatterdock/Cow lily (*Nuphar advena*)



Height: Shallow to deep-water plant. Leaves and stems can extend several inches out of water.

Salinity: Low

Light: Med. - High

Habitat: Grows in mud or sand. In Mud it can populate very quickly.

Water Depth: Will live in water depths 3-12'+

Propagation: Seed and long spreading Rhizomes.

Taxonomy: Water lily Family

Benefits: A very important plant for fish. The roots provide spawning habitat for many species of fish. The large leaves provide cover. It is a host for the bonnet worm which is a preferred food for Bluegill and Redear Sunfish.

Tab 5

Quarterly Maintenance



292 South Military Trail
 Deerfield Beach, Florida 33442
 P.: (954) 596-2127
 E.: lakes@advancedaquatic.com

RESERVE AT PRADERA COMMUNITY

C/O Rizzetta & Company, Inc.
 2700 S. Falkenburg Road, Suite 2745
 Riverview, FL 33578
 P.: 813.533.2950 Ext: 2946
 E.: CNewsome@rizzetta.com

Contact Person: Christina Newsome

Customer Type:

Account Type: 30 DAYS

Date: 01-May-2023 09:00 AM

Fieldworker: Trell Willingham

Job #: 16602

Type: Quarterly Service Job

Status: Finished

Site Address

RESERVE AT PRADERA, 13318 PALMERA VISTA DRIVE, Florida, RIVERVIEW, 33579, United States

Description:

Quarterly cleaning of one (1) lake fountain

Completed Notes:

05/03/23 clean (1) ftn (1)a burnt bad 30 amp GFI 1 pole breaker with neutral wire cut off tried replacing 30 amp GFI breaker but kept tripping found fishing line in ftn jets and on float possibly damaged light cable or bad 500 w bulb 4 of 5 lights working

Work Performed:

-Fountains: cleaned intake screens, jets, and light fixtures; checked light bulbs and replaced if needed; checked overall fountain for signs of damage or wear; checked fountain mooring

-Control Panel: inspected electrical components for loose connections, damage or wear; tested and checked voltage and amperage; checked and, if necessary, reset timers.

Finish Question

Parts Used	none
Additional repairs needed?	Yes
Lake Condition	Good
RED FLAG	

Tab 6



THE RESERVE AT PRADERA CDD Riverview, FL



Above – the fountain technician is investigating what the problem is with the down fountain.



Above – the ground fault cable has been cut, turning this into a “regular” breaker. When we attempted to replace the breaker it just kept tripping. Please see proposal for necessary repairs on the following page.

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Fountain Repair Quote

Reserve at Pradera - Pond 7

Proposed for:

Reserve at Pradera CDD
C/O Rizzetta & Company, Inc.
2700 S. Falkenburg Road, Suite 2745
Riverview, FL 33578

Date: 05/11/2023

Item Description	Total
------------------	-------

Supply, deliver and install one new 500 watt quartz fountain light

Diagnosis of current fountain's lighting system

Total for parts, labor, and installation - \$662.78

	Total \$662.78 (includes Sales Tax)
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- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond it's reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site / property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt.
- 5.) Any incidental activity explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Accepted by: _____ Title: _____ Date: _____

Tab 7

THE RESERVE AT PRADERA

LANDSCAPE INSPECTION REPORT



April 20th, 2023
Rizzetta & Company
John Fowler – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Pradera Preserve Blvd., Quackgrass

General Updates, Recent & Upcoming Maintenance Events

- Irrigation is needed in many places as hot spots are throughout the district.
- Beds are ready for the next rotation of annuals.
- Improve turf quality with fertilizer and weed control.

The following are action items for LMP Landscaping 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. Underlined text is for Board attention.

1. Check the irrigation for coverage and time for the St. Augustine turf on the Northwest corner of Balm Riverview Rd. and Pradera Reserve Blvd., the turf around the community pool, and the ROWs for Pradera Reserve Blvd.
2. Annuals were installed but are not thriving. Please inspect the irrigation for establishment and replace any that have died under warranty. (Pic. 2)
3. Most of the Mammy Croton are responding to fertilizer and treatments. However, there are still a couple that need to be removed and replaced on the North median on Pradera Reserve Blvd.
4. Newly planted Blue Daze are establishing and look healthy and colorful.
5. The Bromeliads throughout the district continue to decline. Please provide a proposal for the ones on Pradera Reserve Blvd. and around the dog park for consideration.
6. Check the irrigation for coverage on the berms on both ROWs on Palmera Vista Dr. North of Pradera Reserve Blvd. May need to increase times for these areas.
7. Check the irrigation for the roundabout on Quackgrass Dr. It has become very dry again. (Pic. 7)



8. Check irrigation coverage and time for the dog park and surrounding area. It seems very dry. I know there was an issue with the irrigation system in the past. Has this been fixed?

9. Remove the Ball Moss on the Crepe Myrtles at Paw Park. (Pic. 9)

10. Diagnose and treat the shrubs that are in decline within Paw Park. (Pic 10)



11. Paw Park turf was greening up during the last inspection. It has declined and looks very dry. Is the irrigation working here properly?

12. Remove any dead Bromeliads at Paw Park and suggest a different species that would thrive in that area.

13. Treat the broadleaf weeds on the berm on the Northwest ROW at the intersection of Tetrafin Dr. and Palmera Vista Dr,

14. A tree at Paw Park has recently been straightened and strapped. It appears to be leaning again and I'm not sure the straps are strong enough. Please rectify. (Pic. 14>)

15. There is an exposed drip line at the Southeast corner of Paw Park. Please bury as it could be a liability issue.

16. Continue to monitor the Magnolia Trees at the park on Moss Grass and Bermuda Grass Way. Only the Eastern most Magnolia appears to still be in decline on Moss Grass Way. One on the Northwest end of Bermuda Grass Way appears to not be flushing out.

17. Treat and diagnose the Magnolias on both ROWs on Grassland Way.

18. The Bahia turf at the park on Moss Grass Way and Bermuda Grass Way have thin areas. Lots of dirt exposed. Possible consider replacing some in the large bare areas but would suggest waiting until the rainy season begins. (Pic. 18)



19. Small bare spot in need of Bahia grass under the street sign of Bahia Grass Ln.

18. Remove sucker growth starting to emerge on the newly planted Crepe Myrtles in the median on Pradera Reserve Blvd.

19. Treat for weeds starting to show in the new beds in the medians of Pradera Reserve Dr.



Palmera Vista Dr.

20. Just stating for the record that the Bahia is very dry on Pradera Reserve Dr. from roundabout to roundabout. I've been informed these areas have no irrigation.
21. Many bare and thin areas on Pradera Reserve Blvd. from roundabout to roundabout. We will need to go through the rainy season to see if these areas fill in and may need sod in the future.
22. Continue to monitor the newly planted Bismark Palms. All three still look as if they will not make it but none have died off yet.
23. The corners of Palmera Vista Dr. on both sides of the South Pradera Reserve Blvd. have been planted out and turf installed.
24. Prune the Pygmy Date Palms at the Oaks monument on the Southeast side of the North roundabout on Pradera Reserve Blvd. and Palmera Vista roundabout.
25. Check the irrigation for coverage for hot spots at the middle island on Palmera Vista Dr. just South of the North Pradera Reserve Blvd. roundabout.



Tab 8



Rizzetta & Company

May 18

District Manager's Report

2023

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UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 15, 2023 at 1030a
- **Next Election:** November 2024
Seats: 4 – Jayson Caines 4 – Maya Wyatt
- **Registered Voter Count:** 708

<u>FINANCIAL SUMMARY</u>	<u>3/31/2023</u>
General Fund Cash & Investment Balance:	\$394,668
Reserve Fund Cash & Investment Balance:	\$70,455
Debt Service Fund Investment Balance:	\$374,574
Total Cash and Investment Balances:	\$839,697
General Fund Expense Variance: \$6,251	Under Budget

RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com



UPDATES:

- DDD Fencing has been onsite diagnosing the repairs for the playground gate. The owner will be stopping by to access whether the electric will be disrupted at the card reader. They are working diligently to get the fence addressed.
- Professional painters have been connected to submit a quote to repaint the areas at the amenity that need to be addressed.
- Vendors who perform geotechnical services ECS and UES have been contacted to do a ground penetrating radar survey to access the substructure at the amenity. Due to both companies being booked they could not give me a firm date for scheduling.

Tab 9

Two POOL PROPOSALS

1) NEW POOL SIGN Swimming Pool (the "Pool Facilities") rules, per Recreational

Facilities Rules & Regulations

- The Pool Facilities are open from dawn until dusk. ● Amenity Access Cards must be readily available to staff.
- Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk
- No smoking is allowed in the Pool Facilities.
- No diving is allowed.
- No running or rough housing.
- Alcohol is prohibited.
- No glass containers of any kind are allowed in the Pool Facilities.
- Radios and/or "boom boxes" may not be played at the pool. All portable electronic devices are allowed if headphones are used.
- Food and beverages are prohibited in the pool and on the pool wet deck area per Florida Statute.
- Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
- Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do
- No animals are allowed in the swimming pool area, basketball court, and playground.
- area except registered ADA service animals are prohibited within the

For complete list of rules see the See Recreational Facilities Rules & Regulations

Tab 10

2. PROPOSAL - COORDINATION of POOL SECURITY

Video Surveillance - Envera (contract in file)

- Monitoring of 7 Active Video Camera(s) when area is closed (Includes Service & Maintenance Plan): \$ 1,021 mo , 2022/2023 budget - \$19,000

Access Card - Securiteam — (contract in file)

- Equipment purchased in 2015, currently pay for repair & maintenance on as needed basis.
- Website available to track entry. Need username & password. , 2022-2023 budget - \$ 4,000

Security Guard - Marc Security (contract in file)

- On site Sat-Sun, 12-8
- \$21.50 per hr (12 mos, 16 hrs per = \$17,888
- Enhance job description for guard o Guard to sit at main gate entry. Note: In rules, residents are required to show access key to staff o Guard to keep log of residents & # of their guests entering pool.
- Resident & guest advised upon entry of any observed violations (party items, 5 guest limit, glass, boom box or food, etc.) at time of entry.

If guest non-compliant with pool rules, guard to log guest name, time & type of violation. o Copy of log (for Sat & Sun) to be sent to .Christina/ Rizzetta Sunday night, Monday at latest.

- Christina/ Rizzetta to review and note any reported violations. If violations reported Christina/ Rizzetta is to confirm using access cards & surveillance video taken at time of incident. Letter to be sent to resident regarding violation observed & violation penalty for violations of pool rules. If unable to identify violator, general warning letter to be sent to all guests at pool at time of incident.
- Possibly two guards for holiday weekends and/or extending schedule to include extra day for long weekends

ADDITIONAL USE OF ACCESS CARDS & SURVEILLANCE VIDEO:

ISSUE: Pool doesn't appear clean, dirty pool reported on FB — unsure if issue is with Aqua Sentry or residents. Propose that Aqua Sentry provide photo of completed entry in "site binder" services completed & photo of clean pool. Photo must be sent to Rizzetta after every pool visit. Rizzetta to verify report date & time by reviewing surveillance video & access card.

Tab 11



Estimate

Fountain Kings Inc.
 13514 Blue Sunfish Ct,
 Riverview, FL 33569

DATE: May 11, 2023
EXPIRES: 8/9/2023

Customer Name: Reserve at Pradera
Contact Name: Christina Newsome

12051 Pradera Reserve Blvd,
 Riverview, FL 33579
 813-533-2950 ext: 6582

Entrance Fountain Repair	AMOUNT
Custom Made Stainless Steel Sheer Descent Extensions	1
Airmax RGBW LED 12 Light Set Custom Sized	1
Misc. Electrical/PVC/Masonry Work	1
Travel Fee/Repair Labor	1
Shipping/Freight	1
Reattach any loose or removed travertine during repair.	
Clean out the debris and replace the extensions of all six sheer descents. Add 12 color changing Airmax brand LED lights spaced throughout the feature. LED lights come with (3) year warranty. Fountain Kings offers a (1) year labor warranty.	
TOTAL	\$ 7,136.84

This is not a bill, all estimates are subject to tax and shipping charges. 50% Payment due at time of signature, remaining 50%+tax on total due net 30 from date of installation.

If you have any questions call or email, Fountain Kings Inc. [813-833-8610](tel:813-833-8610)
Kyle.Roehm@FountainKings.com

THANK YOU FOR YOUR BUSINESS!

Tab 11A

Pattern Shown – NEW Crown & Arch display. Call for more details.



4-LED RGBW Light Set



RGBW Light Set Product Update

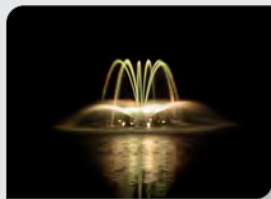
Even Better Performance | Even More Colors!

Now With Adjustable Color Temperature!

Original RGBW Lights
5000-5500K



New RGBW Lights
2700-6500K



Warm White



Cool White



Vibrant Blue



Pastel Blue



Vibrant Green



Pastel Green

For years, our professionals have been selling and installing Airmax RGBW Color-Changing LED Light Sets to create a breathtaking atmosphere for pond owners across the country. We are pleased to announce some fantastic updates to one of the most popular light sets on the market!

Updated Features Include:

- **15% More Lumens**
- **Adjustable Color Temperature:** Broader range of Kelvin allows for changes from cool white to warm white, and vibrant colors to pastels.
- **Updated remote to include new functionality**
- **Old remotes can still be utilized as a back up.**



Original Remote



New Remote

Tab 11B



1212 North Parsons Avenue, Brandon Florida 33511 - 813-839-7665

11/30/2022

To: Reserve at Pradera

Attn: Christina Newsome (cnewsome@rizzetta.com)

RE: Fountain Repair Proposal

Fountain repair description:

Remove enough existing wall to replace all (6) of the sheer descents.

Supply and install all (6) of the sheer descents.

Replace the concrete around the sheer descents.

Replace the travertine that was removed for the repair.

Remove all debris from the site.

Turn the fountain on and confirm the sheer descents are running properly.

Total for repair 13,500.00

If you are agreeable to the proposal, please reply to this email with your approval and I will get you a contract to sign digitally in the morning.

Thank you,

Don Baumgardner

614-946-9757

Tab 12

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Reserve at Pradera Development District (“**District**”) prior to June 15, 2023, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RESERVE AT PRADERA COMMUNITY DEVELOPMENT DISTRICT:

- 1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Rizzetta & Company, Inc., 2700 S. Falkenburg Rd, Ste 2745, Riverview, Florida 33578. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more

installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 17th, 2023
HOUR: 6:30p.m.
LOCATION: Rizzetta & Company – Riverview Office
2700 S. Falkenburg Rd. Ste. 2745
Riverview, Florida 33578

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S). The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Hillsborough County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

ATTEST:

**RESERVE AT PRADERA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget