



Rizzetta & Company

# **Diamond Hill Community Development District**

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**Board of Supervisors' Meeting  
December 10, 2018**

**District Office:  
9428 Camden Field Parkway  
Riverview, Florida 33578  
813.533.2950**

**[www.diamondhillcdd.org](http://www.diamondhillcdd.org)**

**DIAMOND HILL COMMUNITY  
DEVELOPMENT DISTRICT AGENDA  
DECEMBER 10, 2018 at 4:00 p.m.**

At the office of Rizzetta & Company, Inc., located at 9428 Camden Field Parkway,  
Riverview, FL 33578.

<b>District Board of Supervisors</b>	James Oliver	Chairman
	Douglas Taggerty	Vice Chairman
	Linda Dunn	Assistant Secretary
	Marian Estabrook	Assistant Secretary
	Ferdinand Ramos	Assistant Secretary
<b>District Manager</b>	Greg Cox	Rizzetta & Company, Inc.
<b>District Attorney</b>	John Vericker	Straley Robin Vericker
<b>District Engineer</b>	Jordan Caviggia	Johnson, Mirmiran & Thompson

**All cellular phones and pagers must be turned off 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 813-933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

**DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE · 12750 CITRUS PARK LANE, STE. 115 TAMPA, FL 33625**  
**www.diamondhillcdd.org**

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December 3, 2018

**Board of Supervisors  
Diamond Hill Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Diamond Hill Community Development District will be held on **Monday, December 10, 2018 at 4:00 p.m.** at the office of Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, Florida 33578. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. ADMINISTER OATH OF OFFICE TO NEWLY ELECTED SUPERVISORS**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ADMINISTRATION**
  - A.** Declaration of Vacant Seat #3
  - B.** Consideration of Appointment to fill Vacant Seat 3
  - C.** Consideration of Minutes of Board of Supervisors'  
Meeting held October 8, 2018 ..... Tab 1
  - D.** Consideration of Operation & Maintenance  
Expenditures for September & October 2018 ..... Tab 2
- 5. STAFF REPORTS**
  - A.** Aquatic Maintenance Update ..... Tab 3
  - B.** Landscape and Irrigation Maintenance Update  
(under separate cover)
  - C.** District Counsel Update
  - D.** District Engineer Update
  - E.** District Manager Update
    1. Update of District Financials
    2. Presentation of Action Item List ..... Tab 4
- 6. BUSINESS ITEMS**
  - A.** Consideration of Resolution 2019-01;  
Designating Officers ..... Tab 5
  - B.** Discussion of Entrance Maintenance
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

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

Sincerely,  
*Greg Cox*  
Greg Cox  
District Manager

cc: James Oliver, Chairman  
John Vericker, District Counsel

## 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 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.*

**DIAMOND HILL  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Diamond Hill Community Development District was held on **Monday, October 8, 2018 at 4:05 p.m.** at the office of Rizzetta & Company, Inc. located at 9428 Camden Field Parkway, Riverview, Florida 33578.

Present and constituting a quorum:

James Oliver	<b>Board Supervisor, Chairman</b>
Doug Taggerty	<b>Board Supervisor, Vice Chairman</b>
Linda Dunn	<b>Board Supervisor, Assistant Secretary</b>
Ferdinand Ramos	<b>Board Supervisor, Assistant Secretary</b>
Marian Estabrook	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Stephen Brletic	<b>District Engineer, JMT</b>
John Vericker	<b>District Counsel, Straley Robin Vericker (via. conf. call)</b>
Chad Raymond	<b>Representative, Yellowstone Landscaping</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board received an HOA update from Mr. Tom Estabrook. He inquired about the status of the drainage project; the possibility of coordinating pressure washing work with the HOA; the possibility of coordinating landscaping at the entrances with the HOA; the concept of adding "Deed Restricted Community" to the CDD owned entrance

**DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT**  
**October 8, 2018 – Minutes of Meeting**  
**Page 2**

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44 signage; and a request to have the entrance monuments inspected to determine if work  
45 is needed to repair degraded areas.

46

On a Motion by Mr. Taggerty, seconded by Mr. Ramos, with all in favor, the Board of Supervisors authorized the Chairman to approve a pressure washing proposal for CDD common properties in coordination with the HOA pressure washing work with a Not-to-Exceed amount of \$10,000 for the CDD, for the Diamond Hill Community Development District.

47

48 The Board requested that Ms. Estabrook come back to the CDD with a more  
49 precise proposal for the signage plan and asked that Board members look at the gate  
50 entrance to consider it further.

51

52 The Board requested staff have someone inspect the monuments to determine  
53 if repairs are required.

54

55 **THIRD ORDER OF BUSINESS**

56 **Consideration of Minutes of the**  
57 **Board of Supervisors' Regular**  
58 **Meeting held on August 13, 2018**

59 Mr. Cox presented the minutes of the Board of Supervisors' regular meeting held  
60 on August 13, 2018.

61

On a Motion by Mr. Ramos, seconded by Mr. Oliver, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 13, 2018 as presented, for the Diamond Hill Community Development District.

62

63 **FOURTH ORDER OF BUSINESS**

64 **Consideration of Operation &**  
65 **Maintenance Expenditures for**  
66 **August 2018**

67 Mr. Cox presented the Operation & Maintenance Expenditures for August 2018.

68

69 The Board requested information regarding the late fees on the TECO bill in the  
70 O&M Report.

71

On a Motion by Mr. Taggerty, seconded by Mr. Ramos, with all in favor, the Board of Supervisors ratified the payment of the Operation & Maintenance Expenditures for August 2018 totaling \$12,007.10, for the Diamond Hill Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Maintenance Update**

Mr. Cox presented the aquatic maintenance report to the Board.

**B. Landscape & Irrigation Maintenance Update**

Mr. Raymond presented the landscape report to the Board.

On a Motion by Mr. Ramos, seconded by Mr. Oliver, with all in favor, the Board of Supervisors authorized the District Manager to approve mulching of the community per the contract, for the Diamond Hill Community Development District.

The Board requested staff to reach out to TECO to determine the status of the TECO property running through the community since it appears it is not being maintained for agriculture purposes.

**C. District Counsel**

No report.

**D. District Engineer**

The Board approved a proposal from Site Masters for drainage work per the design developed by the District Engineer.

On a Motion by Mr. Taggerty, seconded by Ms. Dunn, with all in favor, the Board of Supervisors approved a proposal from Site Masters for drainage work per the design developed by the District Engineer for the Diamond Hill Community Development District.

**E. District Manager**

Mr. Cox indicated that the next regular meeting and budget public hearing has been scheduled for December 10, 2018 at 4:00 p.m.

Mr. Cox presented the current action item list and monthly financial statement to the Board.

**DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT**  
**October 8, 2018 – Minutes of Meeting**  
**Page 4**

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**SIXTH ORDER OF BUSINESS**

**Board Declaration of Vacancy for Seat #3**

The Board declared Seat #3 vacant as of November 20, 2018 since no one qualified for the seat for the November 2018 General Election.

On a Motion by Mr. Oliver, seconded by Ms. Dunn, with all in favor, the Board declared Seat 3 vacant, for the Diamond Hill Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Fiscal Year 2018-2019  
EGIS Insurance Proposal**

On a Motion by Mr. Taggerty, seconded by Ms. Dunn, with all in favor, the Board unanimously ratified the Chairman's approval of the Fiscal Year 2018-2019 EGIS proposal, for the Panther Trails Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Audit Engagement  
Letter**

The Board approved to add language to the Auditor Engagement Letter regarding liquidated damages for late submissions.

On a Motion by Mr. Taggerty, seconded by Mr. Oliver, with all in favor, the Board unanimously approved to add language to the Auditor Engagement Letter regarding liquidated damages for late submissions, for the Diamond Hill Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of First Addendum to  
District Management Contract**

On a Motion by Ms. Dunn, seconded by Mr. Oliver, with all in favor, the Board unanimously approved the First Addendum to the Rizzetta & Company District Management Contract, for the Diamond Hill Community Development District.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.



**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Cox stated that if there was no further business to come before the Board than a motion to adjourn was in order.

On a Motion by Mr. Oliver, seconded by Ms. Estabrook, with all in favor, the Board of Supervisors adjourned the meeting at 5:14 p.m. for the Diamond Hill Community Development District.

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

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

## Tab 2

# DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## **Operation and Maintenance Expenditures September 2018 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2018 through September 30, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,386.83**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

**Diamond Hill Community Development District**  
**Paid Operation & Maintenance Expenditures**  
 September 1, 2018 Through September 30, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Egis Insurance Advisors, LLC	002846	7627	General/POL Liability Insurance FY 18/19	\$ 5,950.00
Johnson, Mirmiran & Thompson Inc	002839	11-123641	Engineering Services thru 07/28/18	\$ 2,000.00
Johnson, Mirmiran & Thompson Inc	002843	12-124843	Engineering Services thru 08/25/18	\$ 5,252.20
Rizzetta & Company, Inc.	002840	INV0000034754	District Management Fees 09/18	\$ 3,641.67
Rizzetta Technology Services, LLC	002841	INV0000003691	Website Hosting Services 09/18	\$ 100.00
Solitude Lake Management LLC	002844	PI-A00202109	Lake and Pond Maintenance 09/18	\$ 700.00
TECO	002842	211010801895 08/18	12929 Sydney Road #A 08/18	\$ 51.03
Yellowstone Landscape, Inc.	002845	INV-0000227069	Landscape Maintenance 09/18	\$ 3,691.93
<b>Report Total</b>				<b><u>\$ 21,386.83</u></b>



# INVOICE

<b>Customer</b>	Diamond Hill Community Development District
<b>Acct #</b>	753
<b>Date</b>	09/04/2018
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Diamond Hill Community Development District  
c/o Rizzetta & Company  
12750 Citrus Park Lane, Ste 115  
Tampa, FL 33625

Payment Information	
<b>Invoice Summary</b>	\$ 5,950.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#7627
100118611	

Thank You

Please detach and return with payment



Customer: Diamond Hill Community Development District

Invoice	Effective	Transaction	Description	Amount
7627	10/01/2018	Renew policy	Policy #100118611 10/01/2018-10/01/2019 Florida Insurance Alliance Package - Renew policy Due Date: 10/4/2018  SEP 19 2018 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>gbc</u> Date <u>9-19-18</u> Date entered <u>SEP 19 2018</u> Fund <u>001</u> GL <u>15500</u> OC _____ Check # _____	5,950.00
				<b>Total</b>
				\$ 5,950.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)320-7665	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	cbitner@egisadvisors.com	09/04/2018



August 20, 2018

Diamond Hill Community Development District  
Attn: Accounts Payable  
Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Re: Diamond Hill CDD  
SWMF Pond Inspections  
Phase 2\_49016954.025

Date Rec'd Rizzetta & Co., Inc. 9/5/18  
D/M approval 9/5/18 Date 9/5/18  
SEP 04 2018  
51300 00 3103  
Check #

Invoice No. 11-123641  
Period Ending: 7/28/18  
Job No. 18-B044-001  
Prepared by: Jess Walsh  
Phone#: (757) 552-1056

**Professional Services from July 1, 2018 to July 28, 2018.**  
Fee

Billing Phase	Fee	Percent Complete	Earned	Current Fee Billing
<b>Base Services</b>				
Pond Inspection and Reporting	\$950.00	100.00%	\$950.00	\$0.00
<b>Total Fee</b>				\$0.00
		Previous Fee	\$950.00	
		<b>Total Fee</b>		\$0.00
<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	\$0.00	\$950.00	\$950.00	
Limit			\$950.00	
Remaining			\$0.00	

**GENERAL SERVICES**

	Current	Prior	To-Date
<b>Billing Limits</b>			
Total Billings	\$0.00	\$11,525.80	\$11,525.80
Limits			\$110,000.00
Remaining			\$98,474.20

**BRILLIANT CUT AWAY-DRAINAGE IMPROVEMENTS**

Billing Phase	Fee	Complete	Earned	Billing
<b>Base Services</b>				
Design Survey	\$2,000.00	100.00%	\$2,000.00	\$2,000.00
Drainage Analysis	\$3,593.00	100.00%	\$3,593.00	\$0.00
Construction Plans	\$3,271.00	0.00%	\$0.00	\$0.00
SWFWMD Permitting	\$2,995.00	0.00%	\$0.00	\$0.00
<b>Total Fee</b>				\$2,000.00
		Previous Fee	\$3,593.00	
		<b>Total Fee</b>		\$2,000.00
<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	\$2,000.00	\$3,593.00	\$5,593.00	
Limit			\$11,859.00	
Remaining			\$6,266.00	

Total this Invoice \$2,000.00

Certified that all Invoicing is true and correct and payment has not yet been received.

Stephen Brletic, P.E.

Fed. ID No. 52-0963531



September 11, 2018

Diamond Hill Community Development District  
Attn: Accounts Payable  
Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Re: Diamond Hill CDD  
SWMF Pond Inspections  
Phase 2\_49016954.025

Invoice No. 12-124843  
Period Ending: 8/25/18  
Job No. 16-B044-001  
Prepared by: Jess Walsh  
Phone#: (757) 552-1056

RECEIVED  
ALC HILL COMMUNITY DEVELOPMENT DISTRICT  
SEP 11 2018  
M approval gbc Date 9/21/18  
ate entered SEP 21 2018  
und 001 GL 51300 OC 3103  
work #

**Professional Services from July 29, 2018 to August 25, 2018.**  
Fee

Billing Phase	Fee	Percent Complete	Earned	Current Fee Billing
<b>Base Services</b>				
Pond Inspection and Reporting	\$950.00	100.00%	\$950.00	\$0.00
<b>Total Fee</b>				\$0.00
	Previous Fee		\$950.00	
	<b>Total Fee</b>			\$0.00
<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	\$0.00	\$950.00	\$950.00	
Limit			\$950.00	
Remaining			\$0.00	

**GENERAL SERVICES**

	Hours	Rate	Amount
Project Manager			
Caviggia, Jordan	4.00	\$192.40	\$769.60
Dvorak, Robert	1.00	\$192.40	\$192.40
Project Engineer			
Brltic, Stephen	7.00	\$145.60	\$1,019.20
	12.00		\$1,981.20
<b>Totals</b>			
<b>Total Labor</b>			\$1,981.20
<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	\$1,981.20	\$11,525.80	\$13,507.00
Limits			\$110,000.00
Remaining			\$96,493.00

**BRILLIANT CUT AWAY-DRAINAGE IMPROVEMENTS**

Billing Phase	Fee	Complete	Earned	Billing
<b>Base Services</b>				
Design Survey	\$2,000.00	100.00%	\$2,000.00	\$0.00
Drainage Analysis	\$3,593.00	100.00%	\$3,593.00	\$0.00
Construction Plans	\$3,271.00	100.00%	\$3,271.00	\$3,271.00
SWFWMD Permitting	\$2,995.00	0.00%	\$0.00	\$0.00
<b>Total Fee</b>				\$3,271.00
	Previous Fee		\$5,593.00	
	<b>Total Fee</b>			\$3,271.00
<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	\$3,271.00	\$5,593.00	\$8,864.00	
Limit			\$11,859.00	
Remaining			\$2,995.00	

Total this Invoice \$5,252.20

Certified that all invoicing is true and correct and payment has not yet been received.

Stephen Brltic, P.E.

Fed. ID No. 52-0963531

**Rizzetta & Company, Inc.**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
9/1/2018	INV0000034754

**Bill To:**

DIAMOND HILL CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of		Terms	Client Number	
September		Upon Receipt	00740	
Description		Qty	Rate	Amount
District Management Services	* 3101	1.00	\$1,516.67	\$1,516.67
Administrative Services	3100	1.00	\$375.00	\$375.00
Accounting Services	3201	1.00	\$1,333.33	\$1,333.33
Financial & Revenue Collections	3111	1.00	\$416.67	\$416.67
<div>RECEIVED AUG 28 2018 BY: ..... Date 9/5/18 SEP 04 2018 001 51300 00 *</div>		Subtotal		\$3,641.67
		Total		\$3,641.67



**Rizzetta Technology Services**

3434 Colwell Avenue

Suite 200

Tampa FL 33614

**Invoice**

Date	Invoice #
9/1/2018	INV0000003691

**Bill To:**

DIAMOND HILL CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of		Terms	Client Number
September			00740
Description	Qty	Rate	Amount
Email Hosting	0	\$15.00	\$0.00
Website Hosting Services	1	\$100.00	\$100.00
<div>RECEIVED AUG 27 2018</div> <div>Auth req. - Rizzetta Tech, Inc. BY: _____ Date 9/5/18 SEP 04 2018 Entered _____ and 001 GL 51300 OC 5103</div>			
Subtotal			\$100.00
Total			\$100.00



# INVOICE

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00202109  
Invoice Date: 09/01/18  
PROPERTY: Diamond Hill  
C.D.D.

**SOLD TO:** Diamond Hill C.D.D.  
Diamond Hill C.D.D.  
9428 Camden Field Pkwy.  
Riverview, FL 33578

**CUSTOMER ID**  
D2043

**CUSTOMER PO**

**Payment Terms**  
Due upon receipt

**Sales Rep ID**  
Bill Kurth

**Shipment Method**

**Ship Date**

**Due Date**  
09/01/18

Qty	Item / Description	Unit Price	Extension
1	09/01/18 - 09/30/18 Lake & Pond Management Services SVR10353 Lake & Pond Management Services	700.00	700.00

SEP 07 2018  
Aerators Aquatics & Co., Inc.  
/M approval GL Date 9/6/18  
ate entered SEP 07 2018  
und 001 GL 53800 OC 4605  
heck # \_\_\_\_\_

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

<b>Subtotal</b>	<b>700.00</b>
Sales Tax	0.00
Total Invoice	700.00
Payment Received	
<b>TOTAL</b>	<b>700.00</b>

Statement Date: 08/29/2018  
Account: 211010801895

DIAMOND HILL CDD  
12929 SYDNEY RD, A  
DOVER, FL 33527-0000

Current month's charges:	\$51.03
Total amount due:	\$51.03
Payment Due By:	09/19/2018

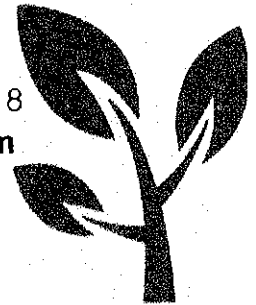
## Your Account Summary

Previous Amount Due	\$54.50
Payment(s) Received Since Last Statement	-\$54.50
Current Month's Charges	\$51.03
<b>Total Amount Due</b>	<b>\$51.03</b>

DATE NOTED: 08/29/2018 SEP 07 2018  
M/I approval GL Date 9/10/18  
date entered SEP 07 2018  
fund 001 GL 53100 OC 4301  
check # \_\_\_\_\_

## More perks. Less clutter.

Enroll in Paperless  
Billing by Sept. 30, 2018  
from [tecoaccount.com](http://tecoaccount.com)  
to be entered to win  
an iPad!\*



\*Learn more about the benefits and view the drawing terms and conditions at [tecosupport.com/paperlessbilling](http://tecosupport.com/paperlessbilling).

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



**Know what's below.  
Call before you dig.**

## Help us avoid service interruptions

Call 811 two full business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit [sunshine811.com](http://sunshine811.com) or [tampaelectric.com/callbeforeyoudig](http://tampaelectric.com/callbeforeyoudig).

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211010801895

Current month's charges:	\$51.03
Total amount due:	\$51.03
Payment Due By:	09/19/2018

Amount Enclosed \$  
618049692865

00002974 01 AB 0.40 33578 FTECO108291823440110 00000 03 01000000 006 00 12906 003



DIAMOND HILL CDD  
9428 CAMDEN FIELD PKWY  
RIVERVIEW, FL 33578-0519

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 211010801895  
**Statement Date:** 08/29/2018  
**Current month's charges due** 09/19/2018

**Details of Charges – Service from 07/27/2018 to 08/27/2018**

Service for: 12929 SYDNEY RD, A, DOVER, FL 33527-0000

**Rate Schedule: General Service - Non Demand**

Meter Location: # A

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
60345	08/27/2018	67,293	66,973		320 kWh	1	32 Days
<b>Tampa Electric Usage History</b> Kilowatt-Hours Per Day (Average)							
AUG 2018 10 JUL 10 JUN 9 MAY 10 APR 10 MAR 9 FEB 10 JAN 12 DEC 16 NOV 11 OCT 10 SEP 9 AUG 2017 9							
Basic Service Charge					\$19.94		
Energy Charge					320 kWh @ \$0.06184/kWh	\$19.79	
Fuel Charge					320 kWh @ \$0.03132/kWh	\$10.02	
Florida Gross Receipt Tax						\$1.28	
<b>Electric Service Cost</b>						<b>\$51.03</b>	
<b>Zap Cap Systems</b>							
Service for: 12929 SYDNEY RD, A, DOVER, FL 33527-0000							
Business Surge MST3208 Monthly					\$0.00		
<b>Zap Cap Systems Cost</b>						<b>\$0.00</b>	
<b>Total Current Month's Charges</b>						<b>\$51.03</b>	

**Important Messages**
**Fuel sources we use to serve you**

For the 12-month period ending June 2018, the percentage of fuel type used by Tampa Electric to provide electricity to its customers was Natural Gas & Oil\* 73%, Coal 21% and Purchased Power 6%. Tampa Electric provides this information to our customers on a quarterly basis.

\*Oil makes up less than 1%

**Important information about your rates**

Effective September 2018, your bill will reflect slightly higher rates approved by the Florida Public Service Commission as part of an adjustment marking the completion of the first phase of Tampa Electric's four-phase plan to build 600 megawatts of solar generation. Over their lifetimes, the solar generation projects will provide savings to customers in the form of lower fuel costs. Learn more at [tampaelectric.com/rates](http://tampaelectric.com/rates).





**YELLOWSTONE**  
LANDSCAPE

**Landscape Professionals**  
Post Office Box 849 || Bunnell, FL 32110  
Tel 386.437.6211 || Fax 386.586.1285

## Invoice

**Invoice:** INV-0000227069  
**Invoice Date:** September 1, 2018

**Account:** 13811  
**PO Number:**

**Bill To:**

Diamond Hill CDD  
9428 Camden Field Parkway  
Riverview, FL 33578

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Project Number:** 10141117.101  
**Property Name:** Diamond Hill CDD  
**Terms:** NET 30

**Invoice Due Date:** October 1, 2018  
**Invoice Amount:** \$3,691.93  
**Month of Service:** September 2018

Description	Current Amount
Monthly Landscape Maintenance	2,855.60
St Augustine Fertilization - \$291.00 & Bahia - \$212.00	503.00
Amendment 1 (Tractor Mowing)	333.33

**Invoice Total** 3,691.93

2018 net utilization, etc., etc. SEP 04 REC'D  
M/M approval *GR* Date 9/5/18  
Date entered SEP 04 2018  
Fund 001 GL 53900 OC 4604  
Check #

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

## **Tab 3**

# Diamond Hill CDD

October 2018 Photo Inspection Report

*Attn: Greg Cox*

*Prepared by: Eric Carnall*



October 9, 2018

SÖLITUDE  
LAKE MANAGEMENT

Restoring Balance. Enhancing Beauty.



## **Pond 1**

Pond 1 was in great shape at the time of inspection with all target species being under control.





## **Pond 2**

Pond 2 was very clean at the time of inspection.



## **Pond 3**

Pond 3 was in great shape at the time of inspection..





## **Pond 4**

Pond 4 was in great shape at the time of inspection.



## **Pond 5**

Pond 5 was clean at the time of inspection, fragrant water lily can be seen in the background (beneficial).





## **Pond 6**

Water levels in pond 6 have dropped a bit but the pond is in good shape.



## **Pond 7**

Pond 7 was clean at the time of inspection with all target species being under control, looks great.





## **Pond 8**

Despite appearances pond 8 is extremely shallow and dead plant matter is floating around the pond. This area is mostly dry throughout the year.



## **Pond 9**

Pond 9 has a small amount of algae but is in otherwise good shape.





## **Pond 10**

Pond 10 was in good condition at the time of inspection.



## **Pond 11**

Pond 11 is in good shape, the area between pond 9,10, and 11 is becoming quite overgrown and should be mowed soon.





## **Pond 12**

Pond 12 looks good and the continued growth of the beneficial plants has turned this pond around in terms of its overall quality.



## **Pond 13**

Pond 13 is half dry and should be planted if aesthetics are important for this area.





## **Pond 13**

Pond 13 has some leaf and grass clippings in addition to some algae which will be treated during the next visit by the applicator.



## **Sump 15**

Sump 15 is in good shape and appears to have been recently mowed.

**Blank Tab**





# Diamond Hill CDD

November 2018 Photo Inspection Report

*Attn: Greg Cox*

*Prepared by: Eric Carnall*



November 2, 2018

SÖLITUDE  
LAKE MANAGEMENT

Restoring Balance. Enhancing Beauty.



## **Pond 1**

This pond was in excellent condition at the time of inspection. Like many of the ponds, the water levels are receding.





## **Pond 2**

This pond was in good condition at the time of inspection. It is currently undergoing submersed weed treatment with a systemic product.



### **Pond 3**

This pond was clean at the time of inspection with all target species being under control.





## **Pond 4**

This pond was clean at the time of inspection with all target species being under control.



## **Pond 5**

This pond was clean at the time of inspection with all target species being under control. Recent submersed weed treatments have produced good results.





## **Pond 6**

This pond was clean at the time of inspection with all target species being under control.



## **Pond 7**

This pond was clean at the time of inspection with all target species being under control.





## **Pond 8**

This pond was clean at the time of inspection with all target species being under control.



## **Pond 9**

This pond was clean at the time of inspection with all target species being under control.





## **Pond 10**

This pond was clean at the time of inspection with all target species being under control.



## **Pond 11**

Pond 11 was in good condition at the time of inspection.





## **Pond 12**

This pond was clean at the time of inspection with all target species being under control.



## **Pond 13**

Dry and well maintained.





## **Pond 14**

Needs to be treated for duckweed and spikerush. This pond is plagued with weeds flowing in from the adjacent wetland. Treatment during next visit.



## **Sump 15**

Well maintained.



## Tab 4

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
4/2/2018	O&M	Drainage Issue Behind Homes	DE	TBD	TBD	DE Proposal approved
<b>Completed Actions</b>						

## **Tab 5**

**RESOLUTION 2019-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF DIAMOND HILL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Diamond Hill Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
Gregory B. Cox is appointed Assistant Secretary.  
Angel Montagna is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

**DIAMOND HILL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**