



Rizzetta & Company

# **Bexley Community Development District**

---

**Board of Supervisors' Meeting  
January 20, 2021**

[www.bexleycdd.org](http://www.bexleycdd.org)

**BEXLEY  
COMMUNITY DEVELOPMENT DISTRICT**

<b>Board of Supervisors</b>	Doug South	Chairman
	Amanda King	Assistant Secretary
	John Blakley	Assistant Secretary
	Pete Williams	Assistant Secretary
	Jessica Robinson	Assistant Secretary
<b>District Manager</b>	Jennifer Goldyn	Rizzetta & Company, Inc.
<b>District Counsel</b>	Alyssa Willson	Hopping Green & Sams, PA
<b>District Engineer</b>	Jordan Schrader	Clearview Land Design

**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) 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.

**BEXLEY COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE □ 5844 OLD PASCO ROAD □ SUITE 100 □ WESLEY CHAPEL, FL**  
**33544**  
[WWW.BEXLEYCDD.ORG](http://WWW.BEXLEYCDD.ORG)

---

January 12, 2021

**Board of Supervisors**  
**Bexley Community**  
**Development District**

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, January 20, 2021 at 1:00 p.m.** at the office of Rizzetta and Company located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Meeting held on November 18, 2020.....Tab 1
  - B. Consideration of the Minutes of the Landowner Meeting held on November 18, 2020.....Tab 2
  - C. Consideration of Operation and Maintenance Expenditures for November and December 2020.....Tab 3
- 4. BUSINESS ITEMS**
  - A. Ratification of Duke Energy Agreement.....Tab 4
  - B. Ratification of Duke Energy Invoices.....Tab 5
  - C. Ratification of Cooperative Service Agreement.....Tab 6
  - D. Ratification of CUS 401-402.....Tab 7
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Field Services Manager
  - D. Clubhouse Manager
    - i. Presentation of Clubhouse Report.....Tab 8
  - E. District Manager
- 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 call us at (813) 533-2950, or email Jennifer Goldyn at [jgoldyn@rizzetta.com](mailto:jgoldyn@rizzetta.com).

Sincerely,  
*Jennifer Goldyn*  
District Manager

**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.

**BEXLEY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Bexley Community Development District was held on Wednesday, November 18, 2020 at 1:07 p.m. at the Offices of Rizzetta & Co., located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Doug South	<b>Board Supervisor, Chairman</b>
Jessica Robinson	<b>Board Supervisor, Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Pete Williams	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Jennifer Goldyn	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Kristee Feaster	<b>Administrative Assistant, Rizzetta &amp; Co., Inc.</b>
Bryan Cooper	<b>Clubhouse Manager, Rasi</b>
Alyssa Willson	<b>District Counsel, Hopping Green &amp; Sam's</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Goldyn called the meeting to order and conducted the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

No residents were present.

**THIRD ORDER OF BUSINESS**

**Presentation of Oath of Office**

Ms. Goldyn presented the Office of Office to Jessica Robinson, John Blakley and Pete Williams.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-01,  
Canvassing and Certifying  
Landowner Election**

Ms. Goldyn presented Resolution 2021-01, Canvassing and Certifying Landowner Election to the Board.

On a Motion by Mr. Blakley seconded by Mr. Blakely, with all in favor, the Board of Supervisors adopted Resolution 2021-01, Canvassing and Certifying Landowner Election, for Bexley Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02,  
Designating Officers**

Ms. Goldyn presented Resolution 2021-02, Designating Officers to the Board.

On a Motion by Mr. Williams seconded by Mr. Blakely, with all in favor, the Board of Supervisors adopted Resolution 2021-02, Designating Officers, for Bexley Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Acorn Estimate for No  
Trespassing Signs and Wildlife Signs**

Ms. Goldyn presented the Acorn Estimate for No Trespassing Sign and Wildlife Signs to the Board.

On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors ratified with the Estimate for No Trespassing Signs and Wildlife sign with an adjustment to the font of the "l", for Bexley Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Meeting held on  
October 21, 2020**

Ms. Goldyn presented the Minutes of the Board of Supervisors Meeting held on October 21, 2020 to the Board.

On a Motion by Mr. South, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the Meeting Minutes of The Board of Supervisors Meeting held on October 21, 2020, as amended, for Bexley Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for  
October 2020**

Ms. Goldyn presented the Operation and Maintenance Expenditures for October 2020 to the Board.

On a Motion by Mr. South, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October 2020, in the amount of \$142,152.57, for Bexley Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Report**

**A. District Counsel**

Ms. Wilson presented the Bexley Drainage Easement to the Board.

On a Motion by Mr. South seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the Bexley Drainage Easement, for Bexley Community Development District.

**B. District Engineer**

Not present and no report.

**C. Field Services Manager**

Not present, the Board reviewed Mr. Toborg's report.

**D. Clubhouse Manager**

Mr. Cooper presented the Clubhouse Report.

**E. District Manager**

Ms. Goldyn reminded the Board that the next meeting would be held on December 16, 2020, at 5:00 p.m., at the Offices of Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

No Supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Williams, seconded by Mr. South with all in favor, the Board of Supervisors adjourned the meeting at 1:50 p.m. for Bexley Community Development District.

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

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

**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.**

**BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

The landowners' meeting of the Bexley Community Development District was held on **Monday, November 18, 2020 at 1:02 p.m.** at the office of Rizzetta & Company located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544.

Present:

Doug South

**Proxy Holder, NNP- Bexley, LLC**

Also present were:

Jennifer Goldyn

**District Manager, Rizzetta & Co.**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Goldyn called the meeting to order. She stated that the purpose of the landowners' meeting was to hold a landowner election for 3 landowner seats on the Board of Supervisors. Ms. Goldyn stated that this process in accordance with Chapter 190 of the Florida Statutes. She also noted that the landowners' meeting was duly advertised in a newspaper of local circulation on October 21, 2020 and October 28, 2020.

**SECOND ORDER OF BUSINESS**

**Determination of Number of Voting Units Represented**

Ms. Goldyn stated for the record that it was determined that Doug South has 337 voting units represented at the meeting.

**THIRD ORDER OF BUSINESS**

**Appointment of Chairperson and Secretary for Purpose of Conducting Landowner Election**

Ms. Goldyn asked Mr. South to appoint Ms. Goldyn to Chair the meeting.



**FOURTH ORDER OF BUSINESS**

**Nomination      for      Positions      of  
Supervisor**

Ms. Goldyn stated that Mr. South was present.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Mr. South submitted a ballot and proxies to Ms. Goldyn.

**SIXTH ORDER OF BUSINESS**

**Tabulation of Ballots**

Ms. Goldyn stated that after tallying the votes, the election results are as follows:

- |                     |           |
|---------------------|-----------|
| 1. John Blakley     | 335 Votes |
| 2. Jessica Robinson | 337 Votes |
| 3. Pete Williams    | 337 Votes |

**SEVENTH ORDER OF BUSINESS**

**Landowner Questions and Comments**

Ms. Goldyn asked Mr. South if he had any questions or comments. He had none.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Goldyn stated that there was no further business and the meeting adjourned at 1:06 p.m.

# **BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

---

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

## **Operations and Maintenance Expenditures November 2020 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2020 through November 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$61,386.38**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## BEXLEY COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Acorn Sign Graphics Inc.	002063	200436-201029	50% Down On Signs 10/20	\$ 5,941.81
Bexley Homeowners Association, Inc.	002074	110120 PR	CDD Payroll Cost Share 11/20	\$ 1,800.00
Bryan Taylor	002072	B102020	Monthly Maintenance - Removal of Pet Waste 10/20	\$ 1,139.55
Clearview Land Design, P.L.	002075	20-02250	District Engineer 11/20	\$ 123.75
CRS Building Corporation	002068	2020-16-02	Repair Mail Kiosk Phase 1 11/20	\$ 2,870.00
CRS Building Corporation	002069	2020-16-03	Repair Mail Kiosk Phase 2 11/20	\$ 2,870.00
CRS Building Corporation	002070	2020-16-04	Paint & Pressure Wash Mail Kiosks 11/20	\$ 3,300.00
Department of Economic Opportunity	002071	83508	Special District Fee FY 20/21	\$ 175.00
Duke Energy	002060	Summary 10/20 A	Electric Summary 10/20A	\$ 9,680.09
Duke Energy	002060	Summary Duke 10/20 B	Electric Summary 10/20	\$ 1,688.44
Hopping Green & Sams	002064	118193	General/Monthly Legal Services Billed Through 09/20	\$ 1,041.00
Pasco County Utilities Services Branch	002065	14128756	4468 Bexley Village 09/20	\$ 19.60
Pasco County Utilities Services Branch	002066	Pasco Water Summary 10/20	Unclaimed Water Usage 10/20	\$ 2,531.56

## BEXLEY COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
RIPA & Associates, LLC	002076	RA201127	Walking / Bike Path 11/20	\$ 13,200.00
Rizzetta & Company, Inc.	002061	INV0000054242	District Management Fees 11/20	\$ 5,067.60
Rizzetta Technology Services, LLC	002062	INV0000006527	Email & Website Hosting Services 11/20	\$ 100.00
Solitude Management LLC	002077	PI-A00468382	Lake and Wetland Services 09/20	\$ 5,962.00
Solitude Management LLC	002077	SMOR-400635	50% Down Aluminium Treatment 10/20	\$ 3,450.00
Spectrum Business	002067	071794201102620	16950 Vibrant Way - Wifi at Dog Park 11/20	\$ 109.98
Times Publishing Company	002073	0000111207	Acct # 71068 Legal Advertising 10/21/20	\$ 316.00
<b>Report Total</b>				<b><u>\$ 61,386.38</u></b>

# **BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

---

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

## **Operations and Maintenance Expenditures December 2020 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2020 through December 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$266,065.65**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Bryan Taylor	002090	B112020	Monthly Maintenance - Removal of Pet Waste 11/20	\$ 1,139.55
Duke Energy	002089	30705 31200 11/20	3799 Tour Trace Irrigation 11/20	\$ 66.70
Duke Energy	002089	51500 43525 11/20	4808 Tour Trace 11/20	\$ 50.06
Duke Energy	002080	Summary 11/20 A	Electric Summary 11/20A	\$ 9,679.75
Duke Energy	002089	Summary Duke 11/20 B	Electric Summary 11/20	\$ 1,713.91
F. Peter Williams	002088	PW111820	Board Of Supervisors Meeting 11/18/20	\$ 200.00
Hopping Green & Sams	002081	118714	General/Monthly Legal Services Billed Through 10/20	\$ 1,019.50
Hopping Green & Sams	002093	119059	General/Monthly Legal Services Billed Through 12/20	\$ 3,421.50
John C. Blakley	002079	JB111820	Board Of Supervisors Meeting 11/18/20	\$ 200.00
Landscape Maintenance Professionals, Inc.	002083	155706	Irrigation Repair 10/20	\$ 120.00
Landscape Maintenance Professionals, Inc.	002083	155791	Monthly Grounds Maintenance 11/20	\$ 66,961.25
Landscape Maintenance Professionals, Inc.	002083	156009	Irrigation Repair 10/20	\$ 90.00
Landscape Maintenance Professionals, Inc.	002083	156038	Irrigation Repair 10/20	\$ 157.00

## BEXLEY COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	002083	156059	Irrigation Repair 10/20	\$ 90.00
Landscape Maintenance Professionals, Inc.	002083	156109	St Augustine. Bahia & Bermuda Fert 2B 10/20	\$ 1,123.00
Landscape Maintenance Professionals, Inc.	002083	156110	Pest Control 2A 10/20	\$ 270.00
Landscape Maintenance Professionals, Inc.	002083	156111	St Augustine. Bahia & Bermuda Fert 2B 10/20	\$ 3,355.00
Landscape Maintenance Professionals, Inc.	002083	156112	Pest Control 2B 10/20	\$ 305.00
Landscape Maintenance Professionals, Inc.	002083	156113	St Augustine. Bahia & Bermuda Fert 3B 10/20	\$ 1,659.00
Landscape Maintenance Professionals, Inc.	002083	156114	Pest Control 3B 10/20	\$ 45.00
Landscape Maintenance Professionals, Inc.	002083	156115	St Augustine. Bahia & Bermuda Fert 10/20	\$ 12,264.00
Landscape Maintenance Professionals, Inc.	002083	156116	Pest Control 10/20	\$ 750.00
Landscape Maintenance Professionals, Inc.	002083	156185	Irrigation Repair 11/20	\$ 80.00
Landscape Maintenance Professionals, Inc.	002083	156233	Irrigation Repair 11/20	\$ 90.00
Landscape Maintenance Professionals, Inc.	002083	156317	Install Pine Bark Nuggets 11/20	\$ 40,050.00
Landscape Maintenance Professionals, Inc.	002083	156319	Installed Brown Mulch Phase 2A 11/20	\$ 3,937.50

## BEXLEY COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	002083	156320	Installed Brown Mulch Phase 2B 11/20	\$ 3,937.50
Landscape Maintenance Professionals, Inc.	002083	156321	Annual Installation 11/20	\$ 4,625.00
Landscape Maintenance Professionals, Inc.	002095	156453	Monthly Grounds Maintenance 12/20	\$ 66,961.25
Landscape Maintenance Professionals, Inc.	002083	156651	Monthly Grounds Maintenance 11/20	\$ 3,686.13
Landscape Maintenance Professionals, Inc.	002095	156652	Monthly Grounds Maintenance 12/20	\$ 7,372.25
Landscape Maintenance Professionals, Inc.	002083	156668	Irrigation Repair 11/20	\$ 270.00
Landscape Maintenance Professionals, Inc.	002095	156705	Bermuda Fertilizer 2A 11/20	\$ 2,650.00
Landscape Maintenance Professionals, Inc.	002095	156706	Pest Control 2A 11/20	\$ 275.00
Landscape Maintenance Professionals, Inc.	002095	156707	Bermuda Fert 2B 11/20	\$ 1,325.00
Landscape Maintenance Professionals, Inc.	002095	156708	Pest Control 2B 11/20	\$ 310.00
Landscape Maintenance Professionals, Inc.	002095	156709	Palm & Bermuda Fert 3B 10/20	\$ 1,008.00
Landscape Maintenance Professionals, Inc.	002095	156710	Pest Control 3B 11/20	\$ 50.00
Landscape Maintenance Professionals, Inc.	002095	156711	Palm & Bermuda Fert 11/20	\$ 2,340.00



## BEXLEY COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	002095	156712	Pest Control 11/20	\$ 745.00
Landscape Maintenance Professionals, Inc.	002095	156735	Irrigation Repair 11/20	\$ 228.25
Landscape Maintenance Professionals, Inc.	002095	156815	Irrigation Repair 12/20	\$ 360.00
Landscape Maintenance Professionals, Inc.	002095	156816	Irrigation Repair 12/20	\$ 112.00
Landscape Maintenance Professionals, Inc.	002095	156884	Remove Cypress Trees 12/20	\$ 150.00
Pasco County Utilities Services Branch	002084	Pasco Water Summary 11/20	Unclaimed Water Usage 11/20	\$ 3,868.26
Rizzetta & Company, Inc.	002085	INV0000054718	District Management Fees 12/20	\$ 5,067.60
Rizzetta Technology Services, LLC	002086	INV0000006629	Email & Website Hosting Services 12/20	\$ 100.00
Solitude Management LLC	002087	PI-A00504099	Lake and Wetland Services 11/20	\$ 6,140.86
Solitude Management LLC	002087	PI-A00504100	Monthly Mitigation Services 11/20	\$ 5,402.35
Spectrum Business	002091	071794201112520	16950 Vibrant Way - WIFI at Dog Park 12/20	\$ 109.98
Times Publishing Company	002092	0000122295 11/08/20	Acct # 71068 Legal Advertising 11/08/20	\$ 133.50
<b>Report Total</b>				<b><u>\$ 266,065.65</u></b>