



Rizzetta & Company

Bexley Community Development District

Board of Supervisors' Meeting January 26, 2022

District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001

www.bexleycdd.org

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors	Doug South	Chairman
	Amanda King	Assistant Secretary
	John Blakley	Assistant Secretary
	Pete Williams	Assistant Secretary
	Jessica Robinson	Vice Chairman
District Manager	Jennifer Goldyn	Rizzetta & Company, Inc.
District Counsel	Alyssa Willson	Kutak Rock
District Engineer	Jordan Schrader	Clearview Land

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 – Riverview FL, 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
WWW.BEXLEYCDD.ORG

Board of Supervisors
Bexley Community
Development District

January 19, 2022

Dear Board Members: **FINAL AGENDA**

The regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, January 26, 2022 at 1:00 p.m.** at the offices of Rizzetta & Co., located at 5844 Old Pasco Rd., Suite 100. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Field Services Manager
 - D. Aquatics Report
 1. Presentation of Waterway Inspection Report.....Tab 1
 - E. Clubhouse Manager
 1. Presentation of Clubhouse Report.....Tab 2
 - F. District Manager
 1. Presentation of District Manager's Report.....Tab 3
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on November 3, 2021.....Tab 4
 - B. Consideration of Operation and Maintenance Expenditures for October & November 2021.....Tab 5
- 5. BUSINESS ITEMS**
 - A. Ratification of the Capital Land Management proposalTab 6
 - B. Ratification of Ripa change orderTab 7
 - C. Ratification of L&M Landscape Agreement.....Tab 8
 - D. Ratification of L&M Decorative Traffic Signs Agreement.....Tab 9
 - E. Consideration of Wildlife Services Contract renewal.....Tab 10
 - F. Discussion regarding Access Agreements
 1. Discussion regarding sidewalk damage at 16456 Frehley Run.....Tab 11
 2. Discussion regarding sidewalk damage at 4648 Tour Trace.....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 call us at (813) 533-2950, or email Jennifer Goldyn at 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 3, 2021, at 1:00 p.m. at the offices of Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Doug South	Board Supervisor, Chairman
Jessica Robinson	Board Supervisor, Vice Chairman
John Blakley	Board Supervisor, Assistant Secretary
Pete Williams	Board Supervisor, Assistant Secretary

Also present were:

Jennifer Goldyn	District Manager, Rizzetta & Co., Inc.
Bryan Cooper	Clubhouse Manager, RASI
Alyssa Wilson	District Counsel, Kutak Rock
Tommy Tito	District Engineer, Clearview Land
Jordan Schrader	District Engineer, Clearview Land
Jason Chambrot	Representative, Capital Land
Jarrett Myer	Representative, Capital Land

Audience

FIRST ORDER OF BUSINESS

Call to Order

The CDD Board of Supervisors' meeting was opened at 1:00 p.m. and a quorum was verified.

SECOND ORDER OF BUSINESS

Audience Comments

Capital Land informed the Board that they have been bought out by Juniper Landscape and will assume the Juniper name.

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved the assignment of the agreement to Juniper and authorization of Staff to prepare the assignment documentation and authorize the Chairman to execute, for the Bexley CDD.

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously authorized the chairman to approve proposals for increasing plantings and fixing planter beds throughout the community, with a NTE of \$10,000.00, for the Bexley CDD.

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved Juniper Landscape to supplement stones were needed in the community, with a NTE of \$2,500.00, for the Bexley CDD.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
September 22, 2021**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved the Minutes of the Board of Supervisors' Meeting held on September 22, 2021, CDD Board meeting, for the Bexley CDD.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
September 2021**

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously ratified the Operation and Maintenance Expenditures for September 2021, in the amount of \$222,300.39, for the Bexley CDD.

FIFTH ORDER OF BUSINESS

**Ratification of the Solitude Contract
for pond maintenance add ons for
sites 73-84**

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously ratified the Solitude Contract for pond maintenance add ons for sites 73-84, for the Bexley CDD.

SIXTH ORDER OF BUSINESS

**Ratification of Wetland Maintenance
renewal**

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved the Capital Land Management Annual Proposals, for the Bexley CDD.

SEVENTH ORDER OF BUSINESS

**Ratification of the Solitude Contract
for annual pond maintenance for pond
1-83**

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved ratified the Solitude Contract for annual pond maintenance for pond 1-83, for the Bexley CDD.

EIGHTH ORDER OF BUSINESS

**Ratification of Hopping Green Sams
and Kutak Rock Transition Letter**

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously ratified the Hopping Green Sams and Kutak Rock Transition Letter, for the Bexley CDD.

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved the retention and fee agreement of Kutak Rock, for the Bexley CDD.

NINTH ORDER OF BUSINESS

**Discussion regarding playground
equipment**

The Board had a discussion to ensure that work is still ongoing and expenses to be paid out of the O&M.

TENTH ORDER OF BUSINESS

**Consideration of Consent to
Assignment of the Contract for
Professional Technology Services
(Under separate cover)**

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved the Consent to Assignment of the Contract for Professional Technology Services, for the Bexley CDD.

ELEVENTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Present and no report.

B. District Engineer

Not present and no report.

C. Field Services Manager

Not present. Ms. Goldyn presented the Field Service report to the Board.

D. Clubhouse Manager

Present and presented his report.

E. District Manager

The Board received a District Manager update from Ms. Goldyn, she informed the Board that their next meeting will be held on November 17, 2021, at the Offices of Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544, at 1:00 p.m.

Ms. Goldyn presented the District Manager's Report to the Board of Supervisors.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests from the Board members.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved to adjourn the meeting at 1:54 p.m., for the Bexley CDD.

Secretary / Assistant Secretary

Chairman / Vice Chairman

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
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Operations and Maintenance Expenditures October 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2021 through October 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$132,438.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Bryan Taylor	002302	B092021	Monthly Maintenance - Removal of Pet Waste 09/21	\$ 1,242.90
Capital Land Management Corporation	002304	211801	Monthly Grounds Maintenance 10/21	\$ 66,400.00
Capital Land Management Corporation	002304	211831	Annual Installation 10/21	\$ 6,250.00
Clearview Land Design, P.L.	002292	21-02157	District Engineer 09/21	\$ 225.34
Clearview Land Design, P.L.	002305	21-02260	District Engineer 10/21	\$ 1,199.12
Duke Energy	002297	Summary A 09/21	Electric Summary A 09/21	\$ 7,518.77
Duke Energy	002301	Summary Duke B 09/21	Electric Summary 09/21	\$ 3.19
F. Peter Williams	002296	PW092221	Board Of Supervisors Meeting 09/22/21	\$ 200.00
Finn Outdoor, LLC	002298	2628	Drainage System Repair Balance Due 09/21	\$ 8,844.00
Hopping Green & Sams	002306	125385	General/Monthly Legal Services Billed Through 08/21	\$ 3,502.24
Innersync Studio, Ltd	002299	19873	CDD Implementation Onboarding Of ADA Websites 10/21	\$ 1,537.50

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
John C. Blakley	002291	JB092221	Board Of Supervisors Meeting 09/22/21	\$ 200.00
Landscape Forms, Inc.	002293	0000136161	FGP Litter 08/21	\$ 1,215.00
Pasco County Utilities Services Branch	002300	Pasco Water Summary 09/21	Reclaimed Water Usage 09/21	\$ 2,565.66
Pasco County Utilities Services Branch	002307	Pasco Water Summary A 09/21	Reclaimed Water Usage A 09/21	\$ 249.90
Rizzetta & Company, Inc.	002294	INV0000061865	District Management Fees 10/21	\$ 5,154.91
Rizzetta & Company, Inc.	002303	INV0000062034	Assessment Roll Preparation FY 21/22	\$ 5,253.00
Rizzetta Technology Services, LLC	002295	INV0000008001	Email & Website Hosting Services 10/21	\$ 100.00
Solitude Management LLC	002308	PI-A00678437	Midge Treatments 09/21	\$ 1,292.50
Solitude Management LLC	002308	PI-A00678443	Midge Treatments 09/21	\$ 1,755.00
Solitude Management LLC	002308	PI-A00686198	Lake and Wetland Services SVR50055 10/21	\$ 7,162.00
Solitude Management LLC	002308	PI-A00686199	Monthly Mitigation Services SVR 50056 10/21	\$ 6,810.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Management LLC	002308	SMOR-522461	Planting In Pond Deposit 10/21	\$ 1,499.00
Spectrum Business	002309	071794201092521	16950 Vibrant Way - Wi-Fi at Dog Park 10/21	\$ 109.98
U. S. Department of Agriculture	002310	3004001230	Animal & Plant Inspection 10/21	<u>\$ 2,148.74</u>
Report Total				<u><u>\$ 132,438.75</u></u>

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Operations and Maintenance Expenditures November 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2021 through November 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$121,485.98**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Brendan & Caitlin Cornell	002323	111521-Cornell	Access Agreement Refund Deposit 11/21	\$ 500.00
Bryan Taylor	002320	B102021	Monthly Maintenance - Removal of Pet Waste 10/21	\$ 1,242.90
Capital Land Management Corporation	002312	211864	Fertilization 10/21	\$ 14,343.00
Capital Land Management Corporation	002329	211941	Monthly Grounds Maintenance 11/21	\$ 66,400.00
Capital Land Management Corporation	002329	211972	Annual Installation Replacement 11/21	\$ 250.00
Capital Land Management Corporation	002329	211981	Fertilization 11/21	\$ 1,671.00
Cartrust LLC	002328	34834092321	Removed & Reinstall Aluminum Fence 09/21	\$ 984.00
Department of Economic Opportunity	002316	85326	Special District Fee FY 21/22	\$ 175.00
Duke Energy	002317	Summary A 10/21	Electric Summary A 10/21	\$ 5,453.01
Duke Energy	002330	Summary Duke B 10/21	Electric Summary 10/21	\$ 1,436.45

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
F. Peter Williams	002326	PW110321	Board Of Supervisors Meeting 11/03/21	\$ 200.00
Hopping Green & Sams	002324	125745	General/Monthly Legal Services Billed Through 09/21	\$ 3,346.82
John C. Blakley	002322	JB110321	Board Of Supervisors Meeting 11/03/21	\$ 200.00
Landscape Maintenance Professionals, Inc.	002318	163414	Irrigation Repair 09/21	\$ 165.00
Landscape Maintenance Professionals, Inc.	002318	163418	Irrigation Repair 09/21	\$ 562.00
Landscape Maintenance Professionals, Inc.	002318	163440	Fertilizer 09/21	\$ 2,340.00
Landscape Maintenance Professionals, Inc.	002318	163441	Pest Control 09/21	\$ 750.00
Landscape Maintenance Professionals, Inc.	002318	163442	Fertilizer 09/21	\$ 2,650.00
Landscape Maintenance Professionals, Inc.	002318	163443	Pest Control 2A 09/21	\$ 275.00
Landscape Maintenance Professionals, Inc.	002318	163444	Fertilizer 09/21	\$ 1,325.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Landscape Maintenance Professionals, Inc.	002318	163446	Fertilizer 3A 09/21	\$ 165.00
Landscape Maintenance Professionals, Inc.	002318	163447	Pest Control 3A 09/21	\$ 43.25
Landscape Maintenance Professionals, Inc.	002318	163448	Pest Control 3B 09/21	\$ 50.00
Pasco County Utilities Services Branch	002319	15693212	3700 Pine Ribbon Dr 09/21	\$ 117.60
Pasco County Utilities Services Branch	002325	Pasco Water Summary A 10/21	Reclaimed Water Usage A 10/21	\$ 221.90
Pasco County Utilities Services Branch	002325	Pasco Water Summary B 10/21	Reclaimed Water Usage B 10/21	\$ 2,601.16
Rizzetta & Company, Inc.	002313	INV0000062556	District Management Fees 11/21	\$ 5,154.91
Rizzetta Technology Services, LLC	002314	INV0000008183	Email & Website Hosting Services 11/21	\$ 100.00
Solitude Management LLC	002332	PI-A00704356	Monthly Mitigation Services SVR 50056 11/21	\$ 6,810.00
Solitude Management LLC	002332	PI-A00709201	Lake/Pond Maintenance 11/21	\$ 1,499.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spectrum Business	2021121521-1	071794201102521	16950 Vibrant Way - Wi-Fi at Dog Park 11/21	\$ 109.98
Times Publishing Company	002315	0000183828 10/17/21	Acct # 71068 Legal Advertising 10/21	\$ 200.00
Times Publishing Company	002321	0000190039 10/24/21	Acct # 71068 Legal Advertising 10/21	<u>\$ 144.00</u>
Report Total				<u><u>\$ 121,485.98</u></u>