



Rizzetta & Company

Bexley Community Development District

Board of Supervisors' Meeting February 23, 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

February 16, 2022

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, February 23, 2022, at 1:00 p.m.** at the offices of Rizzetta & Co., located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, Florida 33544. 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 January 26, 2022.....Tab 4
 - B. Consideration of Operation and Maintenance Expenditures for December 2021.....Tab 5
- 5. BUSINESS ITEMS**
 - A. Consideration of New Trash Can Proposals.....Tab 6
 - B. Consideration of Pet Waste Station Proposal.....Tab 7
- 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, January 26, 2022 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 (via conference call)
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
John Toborg	Filed Services Manager, Rizzetta
Josh Burton	Representative, Juniper Landscape

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

There were no audience members present.

Ms. Goldyn addressed several resident concerns that she received via email.

Resident would like to place a little free library at the Clubhouse. The Board directed resident to contact the HOA for placement in clubhouse.

Resident would like light at the park at the curve of Frame Bend. The Board stated no additional lights would be added as Duke Energy has approved the photo metric plan.

Resident requested security cameras at park. The Board will not move forward with this request due to cost and the cameras may also be vandalized.

Resident requested the CDD plant a tree in the buffer behind his house to give him privacy & block light from mailboxes. The Board stated the resident will need to plant trees or hedges on his own property.

Resident requested additional pressure washing throughout Bexley. The Board will consider increasing next year's pressure washing budget.

Resident requested the Board place plantings, a fence or extended sidewalk to stop residents from driving over her yard in their golf carts. The Board requested clubhouse staff to remind all residents, via email blast, that golf carts are prohibited on sidewalks and trails.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Present and no report.

B. District Engineer

Present and no report.

C. Field Services Manager

The Board received the Field Services Manager report from Mr. Toborg. He informed the Board that Juniper Landscape will be replacing the sod on Arrowhead.

Juniper Landscape presented a proposal for Irrigation Diagnostic discovery, under separate cover, in the amount of \$1,611.21

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved the Juniper Landscape proposal for Irrigation Diagnostics in the amount of \$1,611.21 of the Contract for Professional Technology Services, for the Bexley CDD.
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D. Clubhouse Manager

Present and presented his report.

The Board directed Mr. Cooper to get quotes on more durable trash cans for the District. They also directed Mr. Cooper to look into different, yet similar chairs for the park.

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 February 23, 2022, 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.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on November 3, 2021

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved the Minutes of the Board of Supervisors' Meeting held on November 3, 2021, CDD Board meeting, for the Bexley CDD.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for October and November 2021

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously ratified the Operation and Maintenance Expenditures for October 2021, in the amount of \$132,438.75 and for November 2021, in the amount of \$121,485.98, for the Bexley CDD.

SIXTH ORDER OF BUSINESS

Ratification of Capital Land Management Proposal

On a motion from Mr. Williams, seconded by Mr. Blakely, the Board unanimously ratified the Capital Land Management Proposal for Irrigation Inspection in the amount of \$11,811.77, for the Bexley CDD.

SEVENTH ORDER OF BUSINESS

Ratification of RIPA Change Order

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously ratified the RIPA Change Order, for the Bexley CDD.

EIGHTH ORDER OF BUSINESS

Ratification of L&M Landscape Agreement

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously ratified the L&M Landscape Agreement, for the Bexley CDD.

NINTH ORDER OF BUSINESS

Ratification of L&M Decorative Traffic Signs Agreement

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously ratified the L&M Decorative Traffic Signs Agreement, for the Bexley CDD.

TENTH ORDER OF BUSINESS

**Consideration of Wildlife Services
Contract Renewal**

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved the Wildlife Services Contract Renewal, for the Bexley CDD.

ELEVENTH ORDER OF BUSINESS

**Discussion Regarding Access
Agreement**

The Board held a brief discussion regarding the sidewalk damage at 16456 Frehley Run.

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously agreed to have District Counsel prepare the official small claim court complaint; have it ready to be filed and a copy sent to the resident with a 10 day to cure or claim will be filed, for the Bexley CDD.

The Board also discussed the sidewalk damage at 4648 Tour Trace. The Board did not approve the residents request for sidewalk replacement in front of their home since it is cosmetic and should have been addressed with the builder at closing.

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 2:31 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 December 2021 For Board Approval

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

The total items being presented: **\$160,168.57**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Ballenger & Company, Inc.	002333	21427-3	Irrigation Repair 10/21	\$ 1,500.00
Bexley Homeowners Association, Inc.	002334	100121 PR	CDD Payroll Cost Share 10/21	\$ 5,174.90
Bexley Homeowners Association, Inc.	002334	110121 PR	CDD Payroll Cost Share 11/21	\$ 5,174.90
Bexley Homeowners Association, Inc.	002350	120121 PR	CDD Payroll Cost Share 12/21	\$ 5,174.91
Bryan Taylor	002344	B112021	Monthly Maintenance - Removal of Pet Waste 11/21	\$ 1,242.90
Clearview Land Design, P.L.	002335	21-02503	District Engineer 11/21	\$ 190.00
Duke Energy	002347	9100 8584 2780 11/21	16950 Vibrant Way Lite 11/21	\$ 1,136.81
Duke Energy	002347	9100 9052 6786 11/21	17684 Ramble On Way Lift 11/21	\$ 7.90
Duke Energy	002336	Summary A 11/21	Electric Summary A 11/21	\$ 2,595.68
Duke Energy	002347	Summary Duke B 11/21	Electric Summary 11/21	\$ 1,427.60
Hopping Green & Sams	002337	125927	General/Monthly Legal Services Billed Through 10/21	\$ 3,143.58

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	002348	142912	Monthly Grounds Maintenance 12/21	\$ 66,400.00
Juniper Landscaping of Florida, LLC	002351	143927	Plant/Tree Installation 12/21	\$ 4,931.86
Juniper Landscaping of Florida, LLC	002351	143928	Plant/Tree Installation 12/21	\$ 253.10
Juniper Landscaping of Florida, LLC	002351	143929	Plant/Tree Installation 12/21	\$ 2,595.88
Juniper Landscaping of Florida, LLC	002351	143930	Plant/Tree Installation 12/21	\$ 1,261.93
Juniper Landscaping of Florida, LLC	002351	143931	Plant/Tree Installation 12/21	\$ 743.60
Juniper Landscaping of Florida, LLC	002351	143932	Plant/Tree Installation 12/21	\$ 1,261.93
Juniper Landscaping of Florida, LLC	002351	143933	Plant/Tree Installation 12/21	\$ 4,464.69
Juniper Landscaping of Florida, LLC	002351	143934	Plant/Tree Installation 12/21	\$ 551.36
Juniper Landscaping of Florida, LLC	002351	143935	Plant/Tree Installation 12/21	\$ 486.52
Juniper Landscaping of Florida, LLC	002351	143936	Plant/Tree Installation 12/21	\$ 3,254.17

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities Services Branch	002339	15845568	4177 Tour Trace 10/21	\$ 7.00
Pasco County Utilities Services Branch	002339	15845569	3700 Pine Ribbon Dr 10/21	\$ 445.90
Pasco County Utilities Services Branch	002343	15848471	18260 Ramble ON Way 11/21	\$ 9.06
Pasco County Utilities Services Branch	002343	15848472	18186 Ramble On Way 11/21	\$ 27.60
Pasco County Utilities Services Branch	002352	Pasco Water Summary A 11/21	Reclaimed Water Usage A 11/21	\$ 234.50
Pasco County Utilities Services Branch	002343	Pasco Water Summary B 11/21	Reclaimed Water Usage B 11/21	\$ 4,391.38
RIPA & Associates, LLC	002345	RA211107	Bexley Park Repairs 11/21	\$ 18,720.00
RIPA & Associates, LLC	002353	RS211101	Street Sign Repair 11/21	\$ 1,760.00
Rizzetta & Company, Inc.	002340	INV0000063137	District Management Fees 12/21	\$ 5,154.91
Rizzetta Technology Services, LLC	002341	INV0000008274	Email & Website Hosting Services 12/21	\$ 100.00
Solitude Management LLC	002346	PI-A00722734	Monthly Mitigation Services SVR 50056 12/21	\$ 6,810.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	002354	0000199706 12/12/21	Acct # 71068 Legal Advertising 12/21	\$ 144.00
United Plumbing & Drain	002349	6287	Repair Back-Flow 12/21	\$ 2,500.00
Wildlands Conservation Inc	002342	2507	Conservation Annual Monitoring 11/21	<u>\$ 6,890.00</u>
Report Total				<u><u>\$ 160,168.57</u></u>