



Rizzetta & Company

Bexley Community Development District

Board of Supervisors' Meeting July 27, 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 John Blakley Pete Williams Jessica Robinson	Chairman Assistant Secretary Assistant Secretary Vice Chairman
District Manager	Jennifer Goldyn	
District Counsel	Alyssa Willson	Rizzetta & Company, Inc.
District Engineer	Jordan Schrader	Kutak Rock 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

July 19, 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, July 27, 2022, at 1:00 p.m.** at the offices of Rizzetta & Co., located at 5844 Old Pasco Rd., Suite 100. The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Presentation of Stormwater Needs Analysis Report.....Tab 1
 - C. Clubhouse Manager
 1. Presentation of Clubhouse Report.....Tab 2
 - D. 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 May 25, 2022.....Tab 4
 - B. Consideration of Operation and Maintenance Expenditures for May and June 2022.....Tab 5
- 5. BUSINESS ITEMS**
 - A. Public Hearing on FY 22/23 Budget.....Tab 6
 1. Consideration of Resolution 2022-04, Adopting FY 22/23 Budget.....Tab 7
 - B. Public Hearing on Levying O&M Assessments
 1. Consideration of Resolution 2022-05, Levying O&M Assessments for FY 22/23.....Tab 8
 - C. Consideration of Resolution 2022-06, Setting FY 22/23 Meeting Schedule.....Tab 9
 - D. Consideration of Solitude Service Renewal proposal.....Tab 10
 - E. Consideration of Bulletin Board proposals.....Tab 11
 - F. Review of 2nd Quarter Website Audit.....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, May 25, 2022, at 1:02 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.
John Toborg	Field Services Manager, Rizzetta & Co., Inc.
Bryan Cooper	Clubhouse Manager, RASI
Alyssa Wilson	District Counsel, Kutak Rock
Tommy Tito	District Engineer, Clearview Land

FIRST ORDER OF BUSINESS Call to Order

The CDD Board of Supervisors' meeting was opened at 1:17 p.m. and a quorum was verified.

SECOND ORDER OF BUSINESS Audience Comments

There were no audience comments at this time.

THIRD ORDER OF BUSINESS Staff Reports

A. District Counsel

Present and no report. Ms. Willson reported that advertisements posting can now take place on the County website.

B. District Engineer

Present and no report. Mr. Tito informed the Board that the stormwater analysis is ready for review and will be submitted to the County by June 30, 2022.

C. Field Services Manager

Presented and reviewed the report with the Board.

D. Clubhouse Manager

Present and presented his report.

The Board has opted to not move forward with any additional signage or fencing at the soccer parks.

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 June 22, 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. Ms. Goldyn announced that there are 2,081 registered voters in the District. The Board decided to increase the administrative fee from \$100 to \$200 on the access agreements. The Board has also requested that Counsel create a separate access agreement for sidewalk access. This agreement will have a \$400 deposit and a \$200 administration fee.

FOURTH ORDER OF BUSINESS**Consideration of Minutes of the Board of Supervisors' Meeting held on April 27, 2022**

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved the Minutes of the Board of Supervisors' Meeting held on April 27, 2022, CDD Board meeting, for the Bexley CDD.

FIFTH ORDER OF BUSINESS**Consideration of Operation and Maintenance Expenditures for April 2022**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously ratified the Operation and Maintenance Expenditures for April 2022 in the amount of \$148,041.34, for the Bexley CDD.

SIXTH ORDER OF BUSINESS**Presentation of 22/23 Proposed Budget (Under Separate Cover)**

Ms. Goldyn presented the 22/23 Proposed Budget to the Board.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02,
Approving Proposed Budget & Setting
Final Budget Hearing
(Under Separate Cover)**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously adopted Resolution 2022-02, Approving Proposed Budget & Setting Final Budget Hearing, for the Bexley CDD.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Designating Date, Time and Location
for Landowner Election**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously adopted Resolution 2022-03, Designating Date, Time and Location for Landowner Election, for the Bexley CDD.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests at this time.

TENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved to adjourn the meeting at 1:43 p.m., for the Bexley CDD.

Secretary / Assistant Secretary

Chairman / Vice Chairman

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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

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Operations and Maintenance Expenditures May 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$196,763.77**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bexley CDD	CD009		Debit Card Replenishment	\$ 505.70
Bexley Homeowners Association, Inc.	2439	050122 PR	CDD Payroll Cost Share 05/22	\$ 5,174.91
Bryan Taylor	2438	B042022	Monthly Maintenance - Removal of Pet Waste 04/22	\$ 1,242.90
Duke Energy	2022050922-2	9100 9173 4017	0000 Bexley Village Dr Lite Bxly South PH 4.4SL 03/22	\$ 2,868.74
Duke Energy	2440	9100 9173 4017 0422	0000 Bexley Village Dr Lite Bxly South PH 4.4 SL 04/22	\$ 2,827.43
Duke Energy	2433	Summary Duke 04/22	Electric Summary 04/22	\$ 7,130.39
F. Peter Williams	2436	PW042722	Board Of Supervisors Meeting 04/27/22	\$ 200.00
F. Peter Williams	2451	PW05252022	Board Of Supervisors Meeting 05/25/22	\$ 200.00
Fields Consulting Group	2441	2795	Parking Only Sign 05/22	\$ 840.00
Fields Consulting Group	2441	2796	No Golf Cart Signs 05/22	\$ 1,800.00
John C. Blakley	2432	JB042722	Board Of Supervisors Meeting 04/27/22	\$ 200.00
John C. Blakley	2445	JB05252022	Board Of Supervisors Meeting 05/25/22	\$ 200.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	2430	160212	Replaced Flax Lilley on BBP - Plant Material 04/18/22	\$ 1,020.08
Juniper Landscaping of Florida, LLC	2430	160213	Rock for Bull Nose - Plant Mterial 04/18/22	\$ 2,500.00
Juniper Landscaping of Florida, LLC	2446	161870	Monthly Grounds Maintenance 05/22	\$ 68,392.00
Juniper Landscaping of Florida, LLC	2446	162497	Plant Material 05/22	\$ 1,245.59
Juniper Landscaping of Florida, LLC	2446	162505	Pest Control 05/22	\$ 515.00
Juniper Landscaping of Florida, LLC	2446	163029	Irrigation Repairs 05/22	\$ 285.82
Juniper Landscaping of Florida, LLC	2446	163728	Monthly Landscape Maintenance 05/22	\$ 24,235.90
Kutak Rock LLP	2447	3052909	General/Monthly Legal Services 04/22	\$ 1,342.96
LLS Tax Solutions Inc.	2442	2678	Arbitrage Services Series 2016 04/21/22	\$ 500.00
Pasco County Property Appraiser	2443	Annual Fee FY 21/22	Non-Ad Valorem Assessment Annual Fee FY 21/22	\$ 150.00
Pasco County Tax Collector	2448	Plate IIYT35 05/22	Golf Cart Registration Renewal 05/22	\$ 28.95
R.B.K. Holdings, Inc.	2434	INV-50485-2	Balance Due for Installation of Lawn Signs 04/22	\$ 132.51

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
R.B.K. Holdings, Inc.	2437	INV-50685	Monument Sign Re-Do Deposit 5/22	\$ 1,485.00
RIPA & Associates, LLC	2444	Pay App 2	Park Repairs Project 05-0005	\$ 44,325.00
RIPA & Associates, LLC	2444	Pay App 3	Park Repairs Project 05-0005 3RET	\$ 7,005.00
Rizzetta & Company, Inc.	2431	INV0000067871	District Management Fees 05/22	\$ 5,254.91
Solitude Management LLC	2449	PI-A00807587	Lake and Wetland Services SVR50055 05/22	\$ 7,947.00
Solitude Management LLC	2449	PI-A00807588	Monthly Mitigation Services SVR 50056 05/22	\$ 6,810.00
Spectrum Business	2022051322-1	7.17942E+13	Wifi at Dog Park Services 04/24/22 to 05/23/22	\$ 109.98
Times Publishing Company	2435	0000221930 04/17/22	Acct # 71068 Legal Advertising 04/17/22	\$ 140.50
Times Publishing Company	2450	0000226717 05/15/22	Acct # 71068 Legal Advertising 04/17/22	\$ 147.50
Report Total				<u>\$ 196,763.77</u>

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Operations and Maintenance Expenditures June 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2022 through June 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$149,881.78**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bexley Homeowners Association, Inc.	2459	060122 PR	CDD Payroll Cost Share 06/22	\$ 5,174.91
Bryan Taylor	2453	B052022	Monthly Maintenance - Removal of Pet Waste 05/22	\$ 2,174.30
Bryan Taylor	2463	B062022	Monthly Maintenance - Removal of Pet Waste 06/22	\$ 2,174.30
Clearview Land Design, P.L.	2460	22-01412	District Engineer Service Through 06/22	\$ 290.00
Clearview Land Design, P.L.	2460	22-01413	District Engineer Service Through 06/22	\$ 12,500.00
Duke Energy	2022062122-1	Summary Duke 05/22	Electric Summary 05/22	\$ 11,043.82
Fields Consulting Group	2456	2817	Additional Parking Sign 06/22	\$ 105.00
Juniper Landscaping of Florida, LLC	2457	166291	Irrigation Repairs 05/22	\$ 927.00
Juniper Landscaping of Florida, LLC	2457	166292	Irrigation Diagnosis 05/22	\$ 927.00
Juniper Landscaping of Florida, LLC	2462	166407	Monthly Grounds Maintenance 06/22	\$ 68,392.00
Juniper Landscaping of Florida, LLC	2462	166979	Monthly Landscape Maintenance 06/22	\$ 5,497.11
Juniper Landscaping of Florida, LLC	2462	167615	Plant Material 06/22	\$ 6,437.50

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities Services Branch	2452	Pasco Water Summary 04/22	Reclaimed Water Usage 04/22	\$ 4,631.18
Pasco County Utilities Services Branch	2452	Pasco Water Summary 05/22	Reclaimed Water Usage 05/22	\$ 3,621.69
R.B.K. Holdings, Inc.	2461	INV-50685	Monument Sign Re-Do Deposit 5/22	\$ 1,485.00
Rizzetta & Company, Inc.	2454	INV0000068715	District Management Fees 06/22	\$ 5,254.91
Solitude Management LLC	2464	PI-A00826331	Lake and Wetland Services SVR50055 06/22	\$ 7,947.00
Solitude Management LLC	2464	PI-A00826332	Monthly Mitigation Services SVR 50056 06/22	\$ 6,810.00
Spectrum Business	2022061522-1	7.17942E+13	Wifi at Dog Park Services 05/24/22 to 06/23/22	\$ 109.98
Times Publishing Company	2455	0000226096 05/25/22	Acct # 71068 Legal Advertising 05/25/22	\$ 83.20
Times Publishing Company	2465	0000230842 06/12/22	Acct # 71068 Legal Advertising 06/12/22	\$ 147.50
U.S. Bank	2458	6535656	Trustee Fees 05/01/22 - 04/30/23	<u>\$ 4,148.38</u>
Report Total				<u>\$ 149,881.78</u>