



Rizzetta & Company

Bexley Community Development District

Board of Supervisors' Meeting August 24, 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

August 17, 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, August 24, 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
 - C. Landscape Report
 - D. Clubhouse Manager
 1. Presentation of Clubhouse Report.....Tab 1
 2. Discussion of Dog Waste Station
 - E. District Manager
 1. Presentation of District Manager's Report.....Tab 2
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on July 27, 2022.....Tab 3
 - B. Consideration of Operation and Maintenance Expenditures for July 2022.....Tab 4
- 5. BUSINESS ITEMS**
 - A. Consideration of the Fourth Addendum to Contract for Professional District Services.....Tab 5
 - B. Ratification of Juniper Fall Flower Change Out Proposal.....Tab 6
 - C. Discussion regarding servicing of wetlands.....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, July 27, 2022, at 1:08 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	Landscape Inspection Manager, Rizzetta & Co., Inc.
Bryan Cooper	Clubhouse Manager, RASI
Alyssa Wilson	District Counsel, Kutak Rock
Angel Quiness	Representative, Juniper
Tommy Tito	District Engineer, Clearview Land Design, LLP

FIRST ORDER OF BUSINESS Call to Order

The CDD Board of Supervisors' meeting was opened at 1:08 p.m. and a quorum was verified.

SECOND ORDER OF BUSINESS Audience Comments

There were the following audience comments; 4 & Co Coworking requested to put Solar panels in pond behind home. The Board said not at this time; a resident requested signs behind home for no fishing. The Board will not proceed at this time; resident would like the District to pay for her damaged grass due to golf carts. The Board indicated there is not money allocated in the budget for private property.

THIRD ORDER OF BUSINESS Staff Reports

A. District Counsel

Present and no report.

B. District Engineer

Present and reviewed the Stormwater Analysis Report.

C. Field Services Manager

Present and reviewed the report with 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 August 24, 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. The Board announced that beginning January 1, 2023, residents will be required to mow to the pond bank if one is behind their home. Residents will be notified December 1, 2022 via e-mail blast from the HOA team.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
May 25, 2022**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved the Minutes of the Board of Supervisors' Meeting held on May 25, 2022, CDD Board meeting, for the Bexley CDD.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for May
and June 2022**

On a motion from Mr. Blakley, seconded by Mr. South, the Board unanimously ratified the Operation and Maintenance Expenditures for May 2022 in the amount of \$196,763.77 and June in the amount of \$149,881.78, for the Bexley CDD.

SIXTH ORDER OF BUSINESS

Public Hearing on FY 22/23 Budget

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved to open the public hearing on FY 22/23 Budget, for the Bexley CDD.

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved to close the public hearing on FY 22/23 Budget, for the Bexley CDD.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04,
Adopting FY 22/23 Budget**

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously adopted Resolution 2022-04, Adopting FY 22/23 Budget, for the Bexley CDD.

EIGHTH ORDER OF BUSINESS

**Public Hearing on Levying O&M
Assessments**

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved to open the public hearing on Levying O&M Assessments, for the Bexley CDD.

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved to open the public hearing on Levying O&M Assessments, for the Bexley CDD.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05,
Levying O&M Assessments for FY
22/23**

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously adopted Resolution 2022-05, Levying O&M Assessments for FY 22/23, for the Bexley CDD.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-06,
Setting FY 22/23 Meeting Schedule**

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously adopted Resolution 2022-06, Setting FY 22/23 Meeting Schedule, for the Bexley CDD.

ELEVENTH ORDER OF BUSINESS

**Consideration of Solitude Service
Renewal proposal**

This item was tabled at this time. The Board requested all monthly reports from Solitude for wetland maintenance. The Board would like to see proposals from other vendors for aquatics and wetland maintenance.

TWELFTH ORDER OF BUSINESS

**Consideration of Bulletin Board
proposals**

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved the Bulletin Board proposal, for the Bexley CDD.

THIRTEENTH ORDER OF BUSINESS

Review of 2nd Quarter Website Audit

Ms. Goldyn reviewed the 2nd Quarter Website Audit with the Board.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests at this time.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved to adjourn the meeting at 2:12 p.m., for the Bexley CDD.

Secretary / Assistant Secretary

Chairman / Vice Chairman

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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Operations and Maintenance Expenditures July 2022 For Board Approval

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

The total items being presented: **\$141,678.80**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Bexley Homeowners Association, Inc.	2474	070122 PR	CDD Payroll Cost Share 07/22	\$ 5,174.91
Blue Rose Builders LLC	2466	1897	Replacement of Swings and Chain	\$ 1,052.28
Duke Energy	2022072622-2	Summary Duke 06/22	Electric Summary 06/22	\$ 11,623.94
F. Peter Williams	2479	PW072722	Board Of Supervisors Meeting 07/27/22	\$ 200.00
John C. Blakley	2475	JB072722	Board Of Supervisors Meeting 07/27/22	\$ 200.00
Juniper Landscaping of Florida, LLC	2467	168283	Plant Material 06/22	\$ 676.78
Juniper Landscaping of Florida, LLC	2467	168284	Plant Material Porch Run Buffer 06/22	\$ 820.47
Juniper Landscaping of Florida, LLC	2467	168285	Plant Material Replace Flax on Tour Trace 06/22	\$ 410.27
Juniper Landscaping of Florida, LLC	2467	168286	Plant Material 06/22	\$ 926.95
Juniper Landscaping of Florida, LLC	2467	168287	Plant Material 06/22	\$ 578.50
Juniper Landscaping of Florida, LLC	2467	168288	Plant Material Phase 4 06/22	\$ 10,073.21
Juniper Landscaping of Florida, LLC	2470	169336	Pest Control 06/22	\$ 500.00
Juniper Landscaping of Florida, LLC	2470	169340	Plant Material Sod 06/22	\$ 515.65

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	2470	169341	Plant Material 06/22	\$ 2,894.29
Juniper Landscaping of Florida, LLC	2470	169342	Plant Material Stake up Tree 06/22	\$ 180.07
Juniper Landscaping of Florida, LLC	2476	169607	Monthly Grounds Maintenance 07/22	\$ 68,392.00
Juniper Landscaping of Florida, LLC	2476	170498	Monthly Landscape Maintenance 07/22	\$ 7,652.90
Kutak Rock LLP	2468	3067690	General/Monthly Legal Services 05/22	\$ 1,354.00
Pasco County Utilities Services Branch	2471	Pasco Water Summary 06/22	Reclaimed Water Usage 06/22	\$ 3,237.49
Rizzetta & Company, Inc.	2469	INV0000069350	District Management Fees 07/22	\$ 5,254.91
Solitude Management LLC	2477	PI-A00848969	Lake and Wetland Services SVR50055 07/22	\$ 7,947.00
Solitude Management LLC	2477	PI-A00848970	Monthly Mitigation Services SVR 50056 07/22	\$ 6,810.00
Spectrum Business	2022071322-1	7.17942E+13	Wifi at Dog Park Services 06/24/22 to 07/22/22	\$ 109.98
Times Publishing Company	2478	0000231800 07/13/22	Acct # 71068 Legal Advertising 07/13/22	\$ 1,044.23
Times Publishing Company	2472	0000234330 07/06/22	Acct # 71068 Legal Advertising 07/06/22	\$ 1,048.22

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
U. S. Department of Agriculture	2473	3004267033	Personnel Compensation and Program Support 06/22	\$ 3,000.75
Report Total				<u>\$ 141,678.80</u>