

**BEXLEY COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE – Riverview FL, 813-533-2950**  
**Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614**  
[WWW.BEXLEYCDD.ORG](http://WWW.BEXLEYCDD.ORG)

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May 12, 2023

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

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, May 24, 2023, at 1:00 p.m.** at the offices of Rizzetta & Co., 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 ITEMS**
  - A. Discussion of Fishing Policy ..... Tab 1
  - B. Consideration of Pond Bank Mowing Proposal ..... Tab 2
  - C. Presentation of FY 2023/2024 Proposed Budget  
(under separate cover)
  - D. Consideration of Resolution 2023-05; Approving  
FY 2023/2024 Proposed Budget & Setting  
Public Hearing ..... Tab 3
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Aquatic Report ..... Tab 4
  - D. Landscape Inspection Report (under separate cover)
  - E. Landscape Report
  - F. Clubhouse Manager
    - i. Presentation of Clubhouse Report..... Tab 5
  - G. District Manager
    - i. Announcement of Pasco County Registered  
Voter Count ..... Tab 6
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors  
Meeting held on April 26, 2023 ..... 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) 994-1001.

Sincerely,

*Matthew Huber*

Regional District Manager

## **Tab 3**

## RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Bexley Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT:**

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2023  
HOUR: 1:00 p.m.  
LOCATION: Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Pasco County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 24TH DAY OF MAY 2023.**

ATTEST:

**BEXLEY COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Proposed Budget

## **Tab 7**

**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, April 26, 2023, 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:

Deneen Klenke	<b>Board Supervisor, Chairman</b>
Nancy Pettit	<b>Board Supervisor, Vice Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Stephen Babon	<b>Board Supervisor, Assistant Secretary</b>
Pete Williams	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Reginal District Manager, Rizzetta &amp; Co., Inc</b>
Ruben Durand	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
John Toborg	<b>Landscape Inspection Manager, Rizzetta</b>
Alyssa Willson	<b>District Counsel, Kutak Rock</b>
	<b>(Via conference call)</b>
Charlie Hemelgarn	<b>Representative, Juniper Landscape</b>
Josh Burton	<b>Representative, Juniper Landscape</b>
Tommy Tito	<b>Representative, Clearview Land Design LLP</b>
	<b>(Via conference call)</b>
Doug Agnew	<b>Representative, Advanced Aquatics</b>
Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Audience members addressed the Board regarding pond conservation and pond bank mowing concerns.

Audience members addressed the Board regarding alligators.

An audience member addressed the Board regarding communication from CDD, and fishing in the ponds.

An audience member addressed the Board regarding nothing to do for teens in the community.

An audience member addressed the Board about trash in ponds and ant hills.

An audience member addressed the Board regarding drain socks on Bexley Boulevard.

Mr. Williams responded to the audience comments and will work the HOA on email blast list to the residents.

Ms. Klenke will work to get the drain socks removed.

### **THIRD ORDER OF BUSINESS**

#### **Staff Reports**

#### **A. District Counsel**

Ms. Willson will reach out to the HOA Counsel on pond mowing.

#### **B. District Engineer**

Mr. Tito stated the Clearview annual drainage report inspection is in progress.

#### **C. Aquatics Report**

Mr. Agnew reviewed the Aquatics Report with the Board.

Mr. Agnew explained his services to the residents. He also asked that Mr. Berthold to communicate all areas of trash in ponds to him for removal.

Mr. Agnew offered to do a seminar for residents on the value of Aquatics.

On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor the Board unanimously approved for the Addendum to the Wetland Management Contract for Phase 3 and Phase 4A, for the Bexley Community Development District.

#### **D. Landscape Inspection Report**

Mr. Toborg presented the Inspection Report.

#### **E. Landscape Report**

Present and no report.

## **F. Clubhouse Manager**

### **1. Presentation of Clubhouse Report**

Mr. Huber presented the Clubhouse report to the Board.

## **G. District Manager**

The next regular Board meeting is scheduled for May 24, 2023, at 1:00 p.m. at the Offices of Rizzetta & Co., Located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544. The proposed budget for Fiscal Year 2023-2024 will be presented.

Mr. Huber presented the Fiscal Year 2021-2022 Audit to the Board.

On a motion from Ms. Pettit, seconded by Mr. Williams, the Board unanimously accepted and filed the Fiscal Year 2021-2022 Audit, for the Bexley Community Development District.

The Board discussed using hotel rooms for future meetings with audience members/residents.

## **FOURTH ORDER OF BUSINESS**

### **Consideration of Minutes of the Board of Supervisors Meeting held on March 22, 2023**

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved the Board of Supervisors Meeting Minutes for March 22, 2023, the Bexley Community Development District.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Operation and Maintenance for March 2023**

On a motion from Mr. Williams, seconded by Ms. Pettit, the Board unanimously approved the Operations and Maintenance in the amount of \$157,616.88, for March 2023, for the Bexley Community Development District.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2023-04; Appointing Officers**

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved Resolution 2023-04; Appointing Officers, Deneen Klenke as Chair, Nancy Pettit as Vice-Chair and the remaining Board Supervisors along with Matthew Huber as Assistant Secretaries, for the Bexley Community Development District.



**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Klenke will check with Tonya at Bexley HOA for Cost Share for CDD budget.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Williams, seconded by Ms. Klenke, the Board unanimously approved to adjourn the meeting at 2:41 p.m., for the Bexley Community Development District.
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Secretary / Assistant Secretary

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Chairman / Vice Chairman

DRAFT