

**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)

July 18, 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, July 26, 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 CDD Website
  - B. Consideration of Resolution 2023-07; Re-Designating Secretary ..... Tab 1
  - C. Update of Pond Fishing
  - D. Discussion of Pond Mowing
  - E. Discussion of Snipe Signs within the Community
  - F. Discussion of Playgrounds
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    - i. Discussion of Stormwater Priority List ..... Tab 2
  - C. Aquatic Report ..... Tab 3
  - D. Landscape Inspection Report (under separate cover)
  - E. Landscape Update
  - F. Clubhouse Manager
    - i. Presentation of Clubhouse Report ..... Tab 4
  - G. District Manager
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Meeting held on June 28, 2023..... Tab 5
  - B. Consideration of Operation and Maintenance for May 2023..... Tab 6
- 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

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Sincerely,

*Matthew Huber*

Regional District Manager

## **Tab 1**

**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEXLEY  
COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE  
SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN  
EFFECTIVE DATE**

WHEREAS, the Bexley Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-10; and

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

Section 1.      Scott Brizendine is appointed Secretary

Section 2.      This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 26TH DAY OF JULY, 2023.**

**BEXLEY COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

## **Tab 5**

**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, June 28, 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>
Pete Williams	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Co.</b>
Jillian Minichino	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Alyssa Wilson	<b>District Counsel, Kutak Rock</b> <i>(Via Conference call)</i>
John Toborg	<b>Landscape Inspection Manager, Rizzetta</b>
Bill Berthold	<b>Clubhouse Manager</b>
Charlie Hemelgarn	<b>Representative, Juniper Landscape</b>
Josh Burton	<b>Representative, Juniper Landscape</b>
Tommy Tito	<b>Representative, Clearview Land Design LLP</b>
Doug Agnew	<b>Representative, Advanced Aquatics</b>

Audience	<b>Present</b>
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**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**

Audience members addressed the Board regarding sock drains on Bexley Village Dr. and silt barriers. Mr. Berthold will take pictures and forward them to Management.

**THIRD ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Ms. Wilson confirmed that her office did receive the records request and will comply with the 2nd request as per Chapter 119. She reviewed the memo on best practices. A brief discussion was held regarding only providing documents and not answering questions. It was noted that the district only needs to provide existing documents; not create anything. She recommended that the district respond to the request and include a proposal to cover the time to prepare and send documents once the fee has been paid.

A brief discussion was held regarding a request for an access agreement that was received from a resident looking to install a pool. The Board indicated that it would like to see a map of the location and would want to procure a \$2,500 security deposit along with a \$100 to \$200 application fee.

On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor the Board unanimously authorized the Chairman to work on an access agreement with the resident and bring back to the Board, for the Bexley Community Development District.

**B. District Engineer****i. Annual Pond and Stormwater Report**

Mr. Tito stated the annual report has been completed so the incoming engineering firm will have a baseline. He indicated that he would like the transition to occur within the next year. Mr. Tito reviewed the report noting that six of the 50 items documented should be considered a priority for the district to address. The Board asked that a priority listing be sent to the Board and a discussion was held regarding involving Advanced Aquatics and Sitemasters to remediate where needed.

**ii. Complaint of Geoweb Spillway Erosion- Pond Berm**

Mr. Tito stated that the aggregate used was too small. It was noted that the Geoweb goes back 6/7 years so we can't go back to the construction contractor, and we can't remove the structure as it was permitted by SWFWMD. He recommended that the site be graded and widened, the correct aggregate added, along with sod and aquatic plants. A request was made for proposals to be obtained for the remediation of site 36.

**C. Aquatics Reports**

Mr. Agnew reviewed the Aquatics Reports with the Board, stating that they are on site every Tuesday. He expressed concern with the number of encroachment issues they see along the 27 miles of wetland conservation buffer areas. Mr. Berthold will provide management with the addresses where the encroachments have occurred so they can send notification letters to offenders. A recommendation was made to schedule a lunch and learn event in August to educate residents on the topic.

**D. Landscape Inspection Report**

Mr. Toborg reviewed his report and asked that applications to treat Chinch bugs be completed and expressed concerns with a lack of detailing. He also requested that Juniper landscaping remove a portion of the Bahia/swale from the CDD quote and add it to the HOA.

**E. Landscape Contractors Response Report**

Mr. Burton shared that extra crews are coming out to clean up where needed. Mr. Blakley asked that Juniper repair the "rut" before it gets worse.

Mr. Berthold indicated that he is not getting fertilizer information from Juniper as agreed upon. The Board asked that he drive the property in advance of Mr. Toborg's inspection so that additional inspections are being completed. Mr. Berthold will coordinate this with Mr. Toborg.

The possibility of withholding pay until issues have been corrected was mentioned. Ms. Wilson asked that Staff track and monitor issues and the responses from Juniper as three written notifications are required in the contract. She stated that with a third offense the contract can be terminated.

**F. Clubhouse Manager****i. Presentation of Clubhouse Report**

Mr. Berthold stated that overall things are going well, but they do have three playgrounds that have been shut down for restoration. He indicated that he would like to be present when the structural engineer does the inspection. Mr. Huber stated that he reached out to Playmore to complete the inspection. Mr. Toborg stated that he has a vendor that he will contact regarding the repairs deemed necessary.

**G. District Manager**

Mr. Huber informed the Board that the next regular Board meeting is scheduled for July 26, 2023, at 1:00 p.m. at the Offices of Rizzetta & Co., Located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544. Mr. Blakely informed the Board that he will be out of town for that meeting, but should be able to call in.

Mr. Huber reminded the Board to complete the annual Form 1's by July 1, 2023.

**FOURTH ORDER OF BUSINESS****Discussion of Pond Bank Mowing**

Discussion was held regarding responsibility for pond bank mowing in certain areas within the community and a recent invoice from Juniper in the amount of \$4992. Mr. Toborg was asked to coordinate with District Counsel and forward her all the information on the topic. Ms. Wilson will reach out to the HOA's attorney.

The Board asked that a realistic proposal be obtained from Juniper.



**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06;  
Removing an Assistant Secretary**

On a motion from Mr. Williams, seconded by Ms. Pettit, the Board unanimously approved Resolution 2023-06, removing Jennifer Goldyn as an Assistant Secretary, for the Bexley Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Meeting held on May  
24, 2023**

On a motion from Ms. Klenke, seconded by Mr. Williams, the Board unanimously approved the Board of Supervisors Meeting Minutes for May 24, 2023, as presented, for the Bexley Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for April  
2023**

On a motion from Mr. Williams, seconded by Ms. Pettit, the Board unanimously ratified the operation and maintenance expenditures for April 2023 (\$126,458.70), for the Bexley Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Klenke asked that the Board be provided with updates on the fishing policy at the July meeting.

Ms. Pettit inquired about the ownership map and a brief discussion ensued. Mr. Tito will send it to Management and the Board for review.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. Pettit seconded by Mr. Blakley, the Board unanimously approved to adjourn the meeting at 2:45 p.m., for the Bexley Community Development District.

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

\_\_\_\_\_  
Chairman / Vice Chairman

## **Tab 6**

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · (813) 994-1001

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

[www.bexleycdd.org](http://www.bexleycdd.org)

## **Operations and Maintenance Expenditures May 2023 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$119,574.41**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

## BEXLEY COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	100123	10548973	Midge Fly Larvicide Application 04/23	\$ 3,600.00
Advanced Aquatic Services, Inc.	100125	10549307	Monthly Pond & Wetland Maintenance 05/23	\$ 13,464.00
Clearview Land Design, P.L.	100124	23-04085	District Engineer Services 04/23	\$ 570.00
Clearview Land Design, P.L.	100137	23-04319	District Engineer Service 04/23-05/23	\$ 5,870.49
Duke Energy	053023	Bexley Summary 04/23 547 Autopay	Bexley Summary 04/23	\$ 7,731.89
F Peter Williams	100127	PW042623	Board of Supervisors Meeting 04/26/23	\$ 200.00
F Peter Williams	100138	PW052423	Board of Supervisors Meeting 05/24/23	\$ 200.00
John C. Blakley	100128	JB042623	Board of Supervisors Meeting 04/26/23	\$ 200.00
John C. Blakley	100139	JB052423	Board of Supervisors Meeting 05/24/23	\$ 200.00
Juniper Landscaping of Florida, LLC	100129	210392	FIR 3 Broad Porch 04/23	\$ 1,633.40
Juniper Landscaping of Florida, LLC	100134	211313	Monthly Grounds Maintenance 05/23	\$ 66,400.00
Kutak Rock, LLP	100130	3210498	General/Monthly Legal Services 03/23	\$ 1,646.17
Kutak Rock, LLP	100140	3225634	General/Monthly Legal Services 04/23	\$ 2,110.10

## BEXLEY COMMUNITY DEVELOPMENT DISTRICT

### Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
LLS Tax Solutions, Inc.	100141	003037	Arbitrage Rebate Calculation Series 2016	\$ 500.00
Nancy M Pettit	100131	NP042623	Board of Supervisors Meeting 04/26/23	\$ 200.00
Pasco County Property Appraiser	100142	050223-1	Non-Ad Valorem Annual Fees 05/23	\$ 150.00
Pasco County Utilities	050123	Pasco Water Summary B 04/23 547	Pasco Water Summary B 04/23	\$ 3,806.59
Poop 911	100135	B042023	Monthly Maintenance - Removal of Pet Waste 04/23	\$ 2,174.30
Rizzetta & Company, Inc.	100122	INV0000079685	District Management Fees 05/23	\$ 5,533.09
Spectrum	060823	1410986052423	Wifi @ Dog Park 05/23/23 to 06/23/23	\$ 114.98
Stantec Consulting Services, Inc.	100132	2076610	Mitigation Maintenance 04/23	\$ 2,767.00
Stephen Babon	100133	SB042623	Board of Supervisors Meeting 04/26/23	\$ 200.00
Stephen Babon	100143	SB052423	Board of Supervisors Meeting 05/24/23	\$ 200.00
Times Publishing Company	100144	0000286283 05/10/23	Acct #71068 Legal Advertising 05/23	\$ 102.40
<b>Report Total</b>				<b><u>\$ 119,574.41</u></b>