



Rizzetta & Company

Bexley Community Development District

**Board of Supervisors' Meeting
January 23, 2019**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.bexleycdd.org

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Doug South Rick Stevens John Blakley Pete Williams Maja Barnat	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Angel Montagna	Rizzetta & Company, Inc.
District Counsel	Alyssa Willson	Hopping Green & Sams, PA
District Engineer	Jordan Schrader	Clearview Land Design

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 • 5844 OLD PACSCO ROAD • SUITE 100 • WESLEY
CHAPEL, FL 33544
WWW.BEXLEYCDD.ORG

January 15, 2019

Board of Supervisors
**Bexley Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, January 23, 2019 at 1:00 p.m.** at the office of Rizzetta & Company 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the tentative agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 28, 2018.....Tab 1
 - B. Presentation of the Minutes of the Landowner's Meeting held on November 28, 2018.....Tab 2
 - C. Consideration of Operation and Maintenance Expenditures for October and November 2018.....Tab 3
 - D. Ratification of Series 2018 Requisitions - Under \$100K – 369 – 371.....Tab 4
 - E. Ratification of Series 2018 Requisitions - Over \$100K – None
 - F. Ratification of Change Orders – None
- 4. BUSINESS ITEMS**
 - A. Presentation of Aquatic Reports.....Tab 5
 - B. Consideration of ADA Website Proposal.....Tab 6
 - C. Ratification of Bexley Parcel 4 Phase 3B Duke Energy Documents.....Tab 7
 - D. Update Regarding Warning Signage
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Field Services Manager
 1. Presentation of Field Inspection Report.....Tab 8
 - D. Clubhouse Manager
 1. Presentation of Clubhouse Report.....Tab 9
 - E. District Manager
- 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) 933-5571.

Sincerely,
[Angel Montagna](#)
District Manager

Cc: Doug South, Chairman
Alyssa Willson, Hopping, Green & Sams, P.A.

Tab 1

1 **MINUTES OF MEETING**

2
3 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
4 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
5 be based.

6 **BEXLEY**
7 **COMMUNITY DEVELOPMENT DISTRICT**

8
9 The regular meeting of the Board of Supervisors of Bexley Community Development
10 District was held on **Wednesday, November 28, 2018 at 1:04 p.m.** at the office of Rizzetta &
11 Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

12
13 Present and constituting a quorum were:

14
15 Doug South **Board Supervisor, Chairman**
16 John Blakley **Board Supervisor, Assistant Secretary**
17 Pete Williams **Board Supervisor, Assistant Secretary**

18
19 Also present were:

20
21 Angel Montagna **District Manager, Rizzetta & Company, Inc.**
22 Alyssa Willson **District Counsel, Hopping Green & Sams**
23 *(via conference call)*

24 Audience

25
26 **FIRST ORDER OF BUSINESS** **Call to Order**

27
28 Ms. Montagna called the meeting to order and conducted the roll call.

29
30 **SECOND ORDER OF BUSINESS** **Audience Comments**

31
32 There were no audience comments.

33
34 **THIRD ORDER OF BUSINESS** **Administer Oath of Office to Newly**
35 **Appointed Supervisors**

36
37 Ms. Montagna, a Notary Public in the State of Florida administered the oath of office to
38 the newly elected Supervisors. Mr. South and Mr. Blakley swore and affirmed to the oath and
39 executed the oath. Ms. Barnat was not present at the meeting to take her oath office.

40
41 **FOURTH ORDER OF BUSINESS** **Review of Form 1 and Sunshine Law**
42 **Requirements**

43
44 Ms. Willson briefly reviewed the Form 1 and the Sunshine Law Requirements. Ms.
45 Montagna gave the new Board members their Board Supervisor packages.

46
47 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2019-01,**
48 **Canvassing and Certifying Election**
49 **Results**
50

51 Ms. Montagna presented and reviewed Resolution 2019-01, Canvassing and Certifying
52 Election Results. She stated that Doug South and Maja Barnat had each received four year terms
53 and John Blakely received a two year term.
54

On a Motion by Mr. Williams, seconded by Mr. South, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2019-01, Canvassing and Certifying Election Results for Bexley Community Development District.

55
56 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2019-02,**
57 **Designating Officers of the District**
58

59 Ms. Montagna presented and reviewed Resolution 2019-02, Designating Officers of the
60 District.
61

On a Motion by Mr. South, seconded by Mr. Williams, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2019-02, Designating Officers of the District as follows: Doug South – Chairman, Rick Stevens – Vice Chairman, and Pete Williams, John Blakely and Maja Barnat as Assistant Secretaries for Bexley Community Development District.

62
63
64 **SEVENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
65 **Supervisors’ Meeting held on October 24,**
66 **2018**
67

68 Ms. Montagna presented the minutes of the Board of Supervisors’ meeting held on
69 October 25, 2018.
70

On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors’ approved the minutes of the Board of Supervisors’ meeting held on October 24, 2018 as presented for Bexley Community Development District.

71
72 **EIGHTH ORDER OF BUSINESS** **Consideration of Operation and**
73 **Maintenance Expenditures for September**
74 **2018**
75

76 Ms. Montagna presented the Operation and Maintenance Expenditures for September
77 2018.
78

On a Motion by Mr. South, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2018 (151,761.64) as presented for Bexley Community Development District.

79
80
81
82
83

NINTH ORDER OF BUSINESS

**Ratification of Series 2016 Requisitions –
Under \$100K - #CUS 364 - 368**

Ms. Montagna stated that there were no Series 2016 Requisitions – Under \$100K - #CUS 364 and 368.

REQUISITION NO.	PAYEE	AMOUNT
CUS 364	Booth Design Group Inc.	\$1,072.45
CUS 365	Hopping Green & Sams	\$72.00
CUS 366	Bexley CDD	\$13,800.00
CUS 367	Hopping Green & Sams	\$48.00
CUS 368	RIPA & Associates, LLC	\$11,826.00

On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors approved Series 2016 Requisitions – Under \$100K – #CUS 364 - 368 as presented for Bexley Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Series 2016 Requisitions –
Over \$100K - None**

Ms. Montagna stated that there were no Series 2016 Requisitions – Over \$100K to present at this time.

ELEVENTH ORDER OF BUSINESS

**Ratification of Change Orders - None
See Recap - #8 to Contract #22580**

Ms. Montagna presented Change Order #8 to contract #22580.

CHANGE ORDER NO.	CONTRACT NO.	AMOUNT
CO #8	RIPA & Associates, LLC #22580	\$26,405.44

On a Motion by Mr. South, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved Change Order #8 to RIPA & Associates, LLC, Contract #22580 as presented for Bexley Community Development District.

TWELFTH ORDER OF BUSINESS

Presentation of Aquatics Report

Ms. Montagna presented the Aquatics Report dated October 16, 2018.

THIRTEENTH ORDER OF BUSINESS

**Discussion Regarding Reserving Pavilions
and Tables at the Park**

A discussion ensued regarding reserving pavilions and tables at the park.

116 It was stated that there are no reservations taken and the pavilions and tables are on a first
117 come first serve basis and the

118
119 **FOURTEENTH ORDER OF BUSINESS** **Discussion Regarding Wildlife Signage**

120
121 Ms. Willson gave an update on the warning language for the signage. The Board will
122 discuss this item again at their January meeting.

123
124 **FIFTEENTH ORDER OF BUSINESS** **Staff Reports**

125
126 A. District Counsel
127 No report.

128
129 B. District Engineer
130 Not present.

131
132 C. Field Services Manager
133 Ms. Montagna presented the Field Inspection Report dated October 11, 2018. It was
134 stated that the landscape maintenance looks good.

135
136 D. Clubhouse Manager
137 Ms. Montagna presented the Clubhouse Manager's report dated October 2018.

138
139 E. District Manager
140 Ms. Montagna stated that the next regularly scheduled meeting will be held on
141 December 26, 2018 at 5:00 p.m. The Board decided to cancel this meeting and will
142 meet again on January 23rd.

143

On a Motion by Mr. South, seconded by Mr. Blakely, followed by a vote of all in favor, the Board of Supervisors cancelled their December 26, 2018 Board meeting for Bexley Community Development District.

144
145 **SIXTEENTH ORDER OF BUSINESS** **Supervisor Requests**

146
147 Ms. Montagna asked if there were any Supervisor requests. There were none.

148
149 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

150
151 Ms. Montagna requested a motion from the Board to adjourn the meeting.

152

On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors adjourned the meeting at 2:00 p.m. for Bexley Community Development District.

Tab 2

1 **MINUTES OF MEETING**

2
3 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
4 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
5 be based.

6 **BEXLEY**
7 **COMMUNITY DEVELOPMENT DISTRICT**

8
9 The landowner meeting of the Board of Supervisors of Bexley Community Development
10 District was held on **Wednesday, November 28, 2018 at 1:00 p.m.** at the office of Rizzetta &
11 Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

12
13 Present were:

14
15 Doug South **Board Supervisor, Chairman – Proxy Holder**
16 John Blakley **Board Supervisor, Assistant Secretary**
17 Pete Williams **Board Supervisor, Assistant Secretary**

18
19 Also present were:

20
21 Angel Montagna **District Manager, Rizzetta & Company, Inc.**
22 Alyssa Willson **District Counsel, Hopping Green & Sams**
23 *(via conference call)*

24
25 **FIRST ORDER OF BUSINESS** **Call to Order**

26
27 Ms. Montagna called the meeting to order and performed roll call.

28
29 **SECOND ORDER OF BUSINESS** **Appointment of Meeting Chairman**

30
31 Mr. South requested that Ms. Montagna continue the meeting as Chairman.

32
33 **THIRD ORDER OF BUSINESS** **Announcement of Candidates/Call for**
34 **Nominations**

35
36 Ms. Montagna announced the total number of eligible votes for Newland Communities is
37 445. She announced the candidates as Doug South, Maja Barnat and John Blakley.

38
39 **FOURTH ORDER OF BUSINESS** **Election of Supervisors**

40
41 Ms. Montagna tallied the votes as follows:

42
43 Doug South – Seat #3 – 445 votes
44 Maja Barnat – Seat #4 – 440 votes
45 John Blakley – Seat #5 – 400 votes

46
47 Ms. Montagna stated that Mr. South, Ms. Barnat with the highest number of votes would
48 each receive a four year term and Mr. Blakely would receive a two year term.
49
50
51

52 **FIFTH ORDER OF BUSINESS** **Adjournment**

53

54 Ms. Montagna adjourned the landowner meeting at 1:04 p.m.

55

56

57

58 _____
Secretary / Assistant Secretary

Chairman / Vice Chairman

59

DRAFT