



Rizzetta & Company

Bexley Community Development District

Board of Supervisors' Meeting February 27, 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

February 19, 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, February 27, 2019 at 5:00 p.m.** at The Bexley Club, located at 16950 Vibrant Way, Land O' Lakes, FL 34638. 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 January 23, 2019Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for December 2018.....Tab 2
 - C. Ratification of Series 2018 Requisitions - Under \$100K – CUS 372, 373 and 375.....Tab 3
 - D. Ratification of Series 2018 Requisitions - Over \$100K – CUS 374.....Tab 4
 - E. Ratification of Change Orders – None
 - F. Consideration of Resolution 2019-04, Re-designating an Assistant Secretary.....Tab 5
- 4. BUSINESS ITEMS**
 - A. Presentation of Aquatic Report.....Tab 6
 - B. Consideration of ADA Website Proposal.....Tab 7
 - C. Discussion Regarding Sod Replacement at Dog Park
- 5. STAFF REPORTS**
 - A. District Counsel
 1. Update Regarding Warning Signage
 - B. District Engineer
 - C. Field Services Manager
 1. Presentation of Field Inspection Report.....Tab 8
 2. Consideration of LMP's Proposals for Landscape Improvements.....Tab 9
 - D. Clubhouse Manager
 1. Presentation of Clubhouse Report.....Tab 10
 2. Discussion Regarding Parking Signs for Mailboxes
 - 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

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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, January 23, 2019 at 1:01 p.m.** at the office of Rizzetta & Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum were:

Doug South	Board Supervisor, Chairman
John Blakley	Board Supervisor, Assistant Secretary
Pete Williams	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Jordan Lansford	District Manager, Rizzetta & Company, Inc.
Alyssa Willson	District Counsel, Hopping Green & Sams
Jordan Schrader	District Engineer, Clearview Land Design
John Toborg	Field Services Mgr., Rizzetta & Company, Inc.
Jimmy Taylor	Representative, Aquatic Systems
Bryan Cooper	Clubhouse Manager
Matthew Huber	District Manager, Rizzetta & Company, Inc.

Audience

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Lansford called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS **Audience Comments**

Ms. Lansford asked if there were any audience comments. Scott Waite stated that there is a non-resident that is using the dog park.

THIRD ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' Meeting held on November 28, 2018**

Ms. Lansford presented the minutes of the Board of Supervisors' meeting held on November 28, 2018. There was a change made to the third order of business.

On a Motion by Mr. Williams, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on November 28, 2018 as amended for Bexley Community Development District.

48 **FOURTH ORDER OF BUSINESS**

**Presentation of Minutes of the
Landowners' Meeting held on November
28, 2018**

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Ms. Lansford presented the minutes of the Landowners' meeting held on November 28, 2018. There was a change made to the third order of business.

On a Motion by Mr. South, seconded by Mr. Williams, with all in favor, the Board of Supervisors accepted the minutes of the Landowners' meeting held on November 28, 2018 as presented for Bexley Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for October
and November 2018**

Ms. Lansford presented the Operation and Maintenance Expenditures for October and November 2018.

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 October 2018 (\$117,252.12) as presented for Bexley Community Development District.

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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 November 2018 (\$5,724.50) as presented for Bexley Community Development District.

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SIXTH ORDER OF BUSINESS

**Ratification of Series 2016 Requisitions –
Under \$100K - #CUS 369 - 371**

Ms. Lansford presented the Series 2016 Requisitions – Under \$100K - #CUS 369 through 371.

REQUISITION NO.	PAYEE	AMOUNT
CUS 369	Booth Design Group Inc.	\$,765.16
CUS 370	Cardno, Inc.	\$5,860.00
CUS 371	RIPA & Associates, LLC	\$90,778.89

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On a Motion by Mr. South, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved Series 2016 Requisitions – Under \$100K – #CUS 369 - 371 as presented for Bexley Community Development District.

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78 **SEVENTH ORDER OF BUSINESS** **Ratification of Series 2016 Requisitions –**
79 **Over \$100K - None**
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81 Ms. Lansford stated that there were no Series 2016 Requisitions – Over \$100K to present
82 at this time.
83

84 **EIGHTH ORDER OF BUSINESS** **Ratification of Change Orders - None**
85 **See Recap - #8 to Contract #22580**
86

87 Ms. Lansford stated that there were no change orders to present at this time.
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89 **NINTH ORDER OF BUSINESS** **Presentation of Aquatics Report**
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91 Mr. Taylor presented and reviewed the Aquatics Report dated December 17, 2018.
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93 **TENTH ORDER OF BUSINESS** **Consideration of ADA Website Proposal**
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95 Ms. Montagna and Ms. Willson presented and reviewed the ADA website proposal. The
96 Board requested that the proposal be brought back to their February meeting.
97

98 **ELEVENTH ORDER OF BUSINESS** **Ratification of Bexley Parcel 4 Phase 3B**
99 **Duke Energy Documents**
100

101 Ms. Lansford presented the Duke Energy documents for Bexley Parcel 4 Phase 3B.
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On a Motion by Mr. South, seconded by Mr. Williams, followed by a vote of all in favor, the Board of Supervisors ratified the approval of the Duke Energy documents for Parcel 4 Phase 3B for Bexley Community Development District.

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104 **TWELFTH ORDER OF BUSINESS** **Update Regarding Warning Signage**
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106 Ms. Willson presented and reviewed a packet regarding wildlife signage. Attached as
107 (Exhibit "A").
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On a Motion by Mr. Williams, seconded by Mr. Blakley, followed by a vote of all in favor, the Board of Supervisors authorized District Chairman and staff to work with the developer to finalize the wildlife signage and obtain proposals for Bexley Community Development District.

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110 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**
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112 A. District Counsel

113 Ms. Willson presented and reviewed Resolution 2019-03, Adopting Amended Amenity
114 Policies.

On a Motion by Mr. Williams, seconded by Mr. South, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2019-03, Adopting Amended Amenity Policies in substantial form while District staff are working with Developer for Bexley Community Development District.

115 B. District Engineer
116 Mr. Schrader stated that street names are missing from the maintenance maps. Mr.
117 Schrader will update the maps.
118

119 C. Field Services Manager
120 Mr. Toborg presented the Field Inspection Report dated November 9, 2018 through
121 January 6, 2019.
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123 Mr. Toborg presented and reviewed a proposal from LMP for spring annuals.
124 Attached as (Exhibit "C"). A discussion ensued.
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On a Motion by Mr. South, seconded by Mr. Williams, followed by a vote of all in favor, the Board of Supervisors approved LMP's proposal for Spring Annuals (\$4,625.00) after Mr. Toborg confirms the planting materials for Bexley Community Development District.

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127 D. Clubhouse Manager
128 Mr. Cooper presented the Clubhouse Manager's report for November and December
129 2018. It was discussed that as vegetation dies at the dog park it is to be replaced with
130 sod. Proposals will need to be obtained.
131

132 E. District Manager
133 Ms. Montagna stated that the next regularly scheduled meeting will be held on
134 February 27, 2019 at 5:00 p.m. at The Bexley Club.
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136 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Requests**

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138 Ms. Montagna asked if there were any Supervisor requests. There were none.
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140 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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142 Ms. Montagna requested a motion from the Board to adjourn the meeting.
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On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors adjourned the meeting at 2:08 p.m. for Bexley Community Development District.

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151 Secretary / Assistant Secretary Chairman / Vice Chairman

Tab 5

RESOLUTION 2019-04

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

WHEREAS, Bexley Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Matthew Huber as an Assistant Secretary pursuant to Resolution 2017-14; and

WHEREAS, the Board now desires to re-designate the Assistant Secretary.

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

Section 1. _____ is appointed as Assistant Secretary.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

**BEXLEY COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY