



Rizzetta & Company

Bexley Community Development District

**Board of Supervisors' Meeting
April 24, 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 Vacant	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Jordan Lansford	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

April 16, 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, April 24, 2019 at 1:00 p.m.** at the office of Rizzetta & Company, Inc., located at 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 February 27, 2019.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for January and February 2019.....Tab 2
 - C. Ratification of Series 2018 Requisitions - Under \$100K – #CR 379.....Tab 3
 - D. Ratification of Series 2018 Requisitions - Over \$100K – None
 - E. Ratification of Change Orders – #Extend 2.....Tab 4
- 4. BUSINESS ITEMS**
 - A. Presentation of Aquatic Report.....Tab 5
 - B. Consideration of Proposal for Carp.....Tab 6
 - C. Discussion Regarding ADA Website Compliance.....Tab 7
 - D. Consideration of License Agreement for Brighton Lake Circle.....Tab 8
- 5. STAFF REPORTS**
 - A. District Counsel
 1. Update on Warning Signage
 - B. District Engineer
 - C. Field Services Manager
 1. Presentation of Field Inspection Report.....Tab 9
 2. Consideration of LMP's Proposals for Landscape Improvements.....Tab 10
 - D. Clubhouse Manager
 1. Presentation of Clubhouse Report.....Tab 11
 - E. District Manager

1. Ratification of 2018 Audit Report.....Tab 12
- 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,
[Jordan Lansford](#)
District Manager

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

Tab 1

1 **MINUTES OF MEETING**

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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 person
4 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.

5 **BEXLEY**
6 **COMMUNITY DEVELOPMENT DISTRICT**
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8 The regular meeting of the Board of Supervisors of Bexley Community Development
9 District was held on **Wednesday, February 27, 2019 at 5:00 p.m.** at the Bexley Clubhouse
10 located at 6950 Vibrant Way, Land O Lakes, FL 34638.

11
12 Present and constituting a quorum were:

13
14 Doug South **Board Supervisor, Chairman**
15 John Blakley **Board Supervisor, Assistant Secretary**
16 Pete Williams **Board Supervisor, Assistant Secretary**
17

18 Also present were:

19
20 Angel Montagna **District Manager, Rizzetta & Company, Inc.**
21 Jordan Lansford **District Manager, Rizzetta & Company, Inc.**
22 Alyssa Willson **District Counsel, Hopping Green & Sams**
23 Bryan Cooper **Clubhouse Manager**
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25 Audience

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27 **FIRST ORDER OF BUSINESS** **Call to Order**

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29 Ms. Lansford called the meeting to order and conducted the roll call.
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31 **SECOND ORDER OF BUSINESS** **Audience Comments**

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33 Ms. Lansford asked if there were any audience comments. Patrick Nepha talked about
34 street lighting and separating the street lights between the District and the HOA.
35

36 Angela Bergado spoke about the status of Phase 2
37

38 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board of**
39 **Supervisors' Meeting held on January 23,**
40 **2019**
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42 Ms. Lansford presented the minutes of the Board of Supervisors' meeting held on January
43 23, 2019. There were no changes to the minutes.
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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 January 23, 2019 as presented for Bexley Community Development District.
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48 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
49 **Maintenance Expenditures for October**
50 **and December 2018**
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52 Ms. Lansford presented the Operation and Maintenance Expenditures for December 2018.
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On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for December 2018 (\$115,730.08) as presented for Bexley Community Development District.

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55 **FIFTH ORDER OF BUSINESS** **Ratification of Series 2016 Requisitions –**
56 **Under \$100K - #CUS 372, 373 and 375**
57

58 Ms. Lansford presented the Series 2016 Requisitions – Under \$100K - #CUS 372, 373 and
59 375.
60

REQUISITION NO.	PAYEE	AMOUNT
CUS 372	Booth Design Group Inc.	\$76.69
CUS 373	Cardno, Inc.	\$11,258.00
CUS 375	Hopping Green & Sams	\$205.00

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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 372, 373 and 375 as presented for Bexley Community Development District.

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64 **SIXTH ORDER OF BUSINESS** **Ratification of Series 2016 Requisitions –**
65 **Over \$100K – CUS #374**
66

67 Ms. Lansford presented the Series 2016 Requisitions – Over \$100K - #374
68

REQUISITION NO.	PAYEE	AMOUNT
CUS 375	Duke Energy	\$220,107.06

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70 **SEVENTH ORDER OF BUSINESS** **Ratification of Change Orders**
71 **See Recap - None**
72

73 Ms. Lansford stated that there were no change orders to present at this time.

74
75 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2019-04, Re-**
76 **designating Assistant Secretary**
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78 Ms. Lansford presented and reviewed Resolution 2019-04, Re-designating an Assistant
79 Secretary.
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On a Motion by Mr. Williams, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved Resolution 2019-04, Re-designating an Assistant Secretary (Jordan Lansford) for Bexley Community Development District.

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NINTH ORDER OF BUSINESS

Presentation of Aquatics Report

Ms. Lansford presented and reviewed the Aquatics Report dated January 14, 2019. A discussion ensued regarding Aquatic Systems giving a cost reduction for putting carp in the lakes and see if carp can be placed in Pond #1 as well.

Ms. Lansford presented Aquatic Systems' contract renewal. Attached as (Exhibit "A").

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 January 23, 2019 as presented for Bexley Community Development District.

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TENTH ORDER OF BUSINESS

Consideration of ADA Website Proposal

Ms. Montagna informed the Board that they had until October 31st to remediate the website. The Board tabled the proposal.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Sod Replacement at the Dog Park

Ms. Montagna noted that the St. Augustine turf in the dog park is dead. A discussion ensued. The Board approved removing the St. Augustine turf in the dog park as it dies and then replacing it.

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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TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Willson gave the Board an update regarding the warning signage.

On a Motion by Mr. Williams, seconded by Mr. South, followed by a vote of all in favor, the Board of Supervisors authorized a not-to-exceed amount of \$10,000 for warning signage for Bexley Community Development District.

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B. District Engineer
Not present.

Mr. Williams requested that Ms. Lansford remind Mr. Schrader to check all of the rear structures in the retention ponds and ensure that they are structurally sound.

117 C. Field Services Manager
118 Not present.

119
120 Ms. Lansford presented the Field Inspection Report dated February 4, 2019. The Board
121 approved replacing the Sabal Palms for appearance purposes. District management will
122 work with LPM on this item.

123
124 The Board approved the following proposals from LMP.
125

On a Motion by Mr. South, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved LMP's proposal to remove the Sabal Palms (\$2,762.50) for Bexley Community Development District.

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On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors approved LMP's proposal to install a French drain (\$638.58) for Bexley Community Development District.

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129 D. Clubhouse Manager

130 Mr. Cooper presented the Clubhouse Manager's report for January 2019. A discussion
131 ensued regarding sending violation letters to residents encroaching on District property.
132 District management will be working with Mr. Toborg on this issue.

133
On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors approved sending violation letters to residents encroaching on District property for Bexley Community Development District.

134
135 A discussion was held regarding parking signs for mailboxes. The Board did not
136 approve "No Parking" signage for the mailboxes as the parking spaces in the
137 community are public.

138
On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors approved that no cameras will be installed for Bexley Community Development District.

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140 E. District Manager

141 Ms. Lansford stated that the next regularly scheduled meeting will be held on March
142 27, 2019 at 1:00 p.m.

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144 Ms. Lansford presented a resignation letter received from Maja Barnat. Attached as
145 (Exhibit "B").

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On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors accepted Maja Barnat's resignation from the Board of Supervisors and opted to keep her seat vacant for now for Bexley Community Development District.

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149 **THIRTEENTH ORDER OF BUSINESS** **Supervisor Requests**

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151 Ms. Lansford asked if there were any Supervisor requests. Mr. Williams asked if there were
152 any more complaints about non-residents using the dog park. Ms. Lansford stated that there were
153 not.

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155 Mr. South mentioned that the District is not maintaining the townhomes. He stated that the
156 HOA and LMP have been maintaining them.

157

158 Mr. Williams requested an updated end of Fiscal Year ownership and maintenance exhibit
159 from Mr. Schrader.

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161 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

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163 Ms. Lansford requested a motion from the Board to adjourn the meeting.

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On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors
adjourned the meeting at 5:56 p.m. for Bexley Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

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Exhibit A

December 10, 2018

Ms. Angela Montagna, District Manager
Bexley CDD
c/o Rizzetta & Company
12750 Citrus Park Lane, Suite #115
Tampa, Florida 33625

RE: Account # 00077791
Notice of Renewal: Contract for Signature

Dear Angel:

The anniversary date of your **Aquatic Systems, Inc.** waterway management program was **November 1, 2018**. As requested, we have prepared a renewal contract for your signature. You may opt to **RETAIN** or **DELETE** (cross out) our reference to "automatic renewal" (see right-hand side of quote). If you retain "automatic renewal," a letter in lieu of a quotation will be submitted upon future anniversary dates.

We are pleased to report that your resource management program for care of your waterway system has been successful; therefore, we are extending our scheduled visits for the next successive twelve months at the SAME investment.

If you have any questions, please do not hesitate to contact me at 1-800-432-4302.

Please sign and return your renewal agreement. We will acknowledge receipt by mailing a signed agreement to you for your records.

We appreciate your business and look forward to another successful year ahead!

Sincerely,



Jimmy E. Taylor
Wesley Chapel Sales Manager
JET/gu

cc: Doug Agnew, Senior Consultant

Enclosure

Aquatic Systems, Inc.

Lake & Wetland Management Services
Everything a Lake Should Be
2100 NW 33rd Street, Pompano Beach, FL 33069
Telephone: 1-800-432-4302
www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Aquatic Services Renewal Agreement

Ms. Angela Montagna, District Manager
Bexley CDD
c/o Rizzetta & Company
12750 Citrus Park Lane, Suite #115
Tampa, Florida 33625
(813) 994-1001
amontagna@rizzetta.com

#00077791 Automatic Renewal

One-Year: 11/01/18 – 10/31/19

Anniversary Date: 11/01/18 JET

hereinafter called "Customer". The parties hereto agree as follows:

1. ASI agrees to manage certain lake(s) and/or waterway(s) in accordance with the terms and conditions of this Agreement in the following location:

Sixty-One waterways, Sites #1 through #21 and #23 through #62 (93,380 total linear foot perimeter) located at **Bexley CDD** in Land O' Lakes, Florida.

2. Minimum of **FIFTY-TWO (52)** inspections with treatment as required (Four inspections during the months of January, February, May, June, August, October, November and December and Five inspections during the months of March, April, July and September).

3. CUSTOMER agrees to pay ASI, its agents or assigns, the following sum for specified water management service:

Annual Maintenance Program:

Algae & Aquatic Weed Management	Included
Shoreline Grass Management to the Water's Edge	Included
Lake Dye	As Required by ASI*
Debris Removal ¹	Included
Management Reporting	Included
Monthly Special Customer Site Inspection Report	Included
Total Program Investment	\$ 5,962.00 Monthly

¹ Shoreline area to be cleaned is limited to 1 foot maximum depth. Individual litter items to be removed are limited to non-natural materials; such as, paper products, Styrofoam cups, plastic bags and aluminum cans that are accessible along the immediate shoreline. Construction debris, shopping carts, discarded household appliances or any other objects not considered litter, are not included but can be removed at an additional cost.

*Services performed at ASI's sole discretion for the success of the Waterway Management Program

Terms & Conditions of Aquatic Services Agreement

1. If CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he has control of these areas to the extent that he may authorize the specified services and in the event of dispute of ownership agrees to defend, indemnify and hold ASI harmless for the consequences of such services.
2. ASI will be reimbursed by the CUSTOMER for administrative fees, compliance programs, invoicing or payment plans or similar expenses caused by requirements placed on ASI by the CUSTOMER that are not explicitly included in this contract's specifications.

3. This Agreement shall have as its effective and anniversary date the first day of the month in which services are first rendered to the CUSTOMER.
4. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
5. If at any time during the term of this Agreement the government imposes any additional regulatory permit requirements or fees, this Agreement may be renegotiated to include these changes and the cost of the additional services and/or fees.
6. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. ASI shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
7. ASI is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from ASI installing Carp Containment Barriers on the structures.
8. Payment terms are net 30 days from invoice date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account.
9. Upon the anniversary date, this Agreement shall automatically be extended for successive twelve-month periods, unless notice of non-renewal has been received by either party, in writing, at least thirty (30) days prior to the anniversary date. ASI may, with thirty (30) days' pre-notification, change pricing effective upon the next anniversary date.
10. If at any time during the term of this Agreement, CUSTOMER feels ASI is not performing in a satisfactory manner, CUSTOMER shall inform ASI, by certified mail, return-receipt requested, stating the reasons for CUSTOMER'S dissatisfaction. ASI shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel ASI performance is unsatisfactory, CUSTOMER may cancel this Agreement by giving 30 days notice ("Second Notice") to ASI and paying all monies owing to the effective date of termination.
11. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both ASI and the CUSTOMER.

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Print Company Name of Signer

Aquatic Systems, Inc. Signature

Date

Exhibit B

February 27, 2019

District Manager

Bexley CDD

To whom it may concern,

Effective today, I hereby resign from the Bexley CDD board.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Barnat", followed by a stylized star or asterisk symbol.

Maja Barnat