



Rizzetta & Company

# **Bexley Community Development District**

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**Board of Supervisors' Meeting  
October 24, 2018**

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

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

**BEXLEY  
COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Doug South Rick Stevens John Blakley Pete Williams Maja Barnat	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Angel Montagna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Alyssa Willson	Hopping Green & Sams, PA
<b>District Engineer</b>	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 PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FLORIDA 33544**  
[WWW.BEXLEYCDD.ORG](http://WWW.BEXLEYCDD.ORG)

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October 16, 2018

Board of Supervisors  
**Bexley Community  
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of Bexley Community Development District will be held on **Wednesday, October 24, 2018 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 agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on September 26, 2018.....Tab 1
  - B. Consideration on Operation and Maintenance Expenditures for August 2018.....Tab 2
  - C. Ratification of Series 2016 Requisitions - Over \$100K – #CUS 362 and 363.....Tab 3
  - D. Ratification of Series 2016 Requisitions – Under \$100K – #CUS 361.....Tab 4
  - E. Ratification of Change Orders – None
- 4. BUSINESS ITEMS**
  - A. Presentation of Aquatics Report.....Tab 5
  - B. Consideration of Updated Contract for District Services.....Tab 6
  - C. Consideration of Updated Contract for Field Services.....Tab 7
  - D. Presentation of Financial Statement.....Tab 8
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Field Services Manager
    1. Presentation of Field Inspection Report.....Tab 9
  - D. Clubhouse Manager
    1. Presentation of Clubhouse Report (under separate cover)
  - 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 contact me at (813) 933-5571.

Sincerely,

**Angel Montagna**

Angel Montagna  
District Manager

# 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, September 26, 2018 at 1:04 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	<b>Board Supervisor, Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Pete Williams	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Alyssa Willson	<b>District Counsel, Hopping Green &amp; Sams</b> <i>(via conference call)</i>
Bryan Cooper	<b>Clubhouse Manager</b>
Judy Martin	<b>Representative, Holland &amp; Knight</b> <i>(via conference call)</i>
Teri Bonley	<b>Representative, Holland &amp; Knight</b> <i>(via conference call)</i> Audience

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

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

**SECOND ORDER OF BUSINESS** **Audience Comments**

Ms. Montagna asked if there were any audience comments. Eric Allman inquired about the playground repairs. June Lieberman asked about who chooses the plants for the community. A discussion ensued. Scott Waite spoke about the need for a community committee. A discussion ensued.

**THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board of Supervisors' Meeting held on August 22, 2018**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on August 22, 2018.

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 August 22, 2018 as presented for Bexley Community Development District.
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48 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**  
49 **Maintenance Expenditures for July 2018**

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51 Ms. Montagna presented the Operation and Maintenance Expenditures for July 2018.  
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On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for July 2018 (\$85,970.26) as presented for Bexley Community Development District.

53  
54 **FIFTH ORDER OF BUSINESS** **Ratification of Series 2016 Requisitions –**  
55 **Over \$100K - None**

56  
57 Ms. Montagna stated that there were no Series 2016 Requisitions – over \$100K to present  
58 at this time.  
59

REQUISITION NO.	PAYEE	AMOUNT

60  
61 **SIXTH ORDER OF BUSINESS** **Ratification of Series 2016 Requisitions –**  
62 **Under \$100K – CUS# 357 - 360**

63  
64 Ms. Montagna presented Series 2016 Requisitions – Under \$100K – CUS# 357 – 360.  
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66

REQUISITION NO.	PAYEE	AMOUNT
CUS 357	Booth Design Group Inc.	\$344.85
CUS 358	Hardscapes 2, Inc.	\$29,060.00
CUS 359	Hopping Green & Sams	\$145.00
CUS 360	RIPA & Associates, LLC	\$76,244.63

67  
On a Motion by Mr. South, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved Series 2016 Requisitions – Under \$100K – CUS # 357 - 360 as presented for Bexley Community Development District.

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69 **SEVENTH ORDER OF BUSINESS** **Ratification of Change Orders**

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71 Ms. Montagna stated that there were no change orders to present at this time.  
72

CHANGE ORDER NO.	CONTRACT NO.	AMOUNT

73  
74 **EIGHTH ORDER OF BUSINESS** **Presentation of Aquatics Report**

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76 Ms. Montagna presented the Aquatics Report dated August 9, 2018. A discussion ensued  
77 regarding a proposal from Aquatic Systems for planted mitigations to exclude M-10 and M-11.

78 **NINTH ORDER OF BUSINESS** **Consideration of Proposal for District's**  
79 **Insurance Renewal**  
80

81 Ms. Montagna presented and reviewed the proposal from Egis Insurance for the District's  
82 insurance renewal.  
83

On a Motion by Mr. Williams, seconded by Mr. Blakley, followed by a vote of all in favor, the Board of Supervisors approved Egis Insurance's proposal for the District's Insurance Renewal as presented for Bexley Community Development District.

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85 **TENTH ORDER OF BUSINESS** **Presentation of Financial Statements**  
86

87 Ms. Montagna presented the District's Financial Statements dated July 31, 2018.  
88

On a Motion by Mr. Williams, seconded by Mr. Blakley, followed by a vote of all in favor, the Board of Supervisors accepted the July 31, 2018 Financial Statements for Bexley Community Development District.

89  
90 **ELEVENTH ORDER OF BUSINESS** **Consideration of Agreement Between**  
91 **Wildlands Conservation, Inc., NNP-Bexley,**  
92 **LLC and Bexley CDD**  
93

94 Ms. Willson presented and reviewed the Tri-Party Agreement. She introduced the new  
95 property that will be deed to the District.  
96

On a Motion by Mr. Williams, seconded by Mr. South, followed by a vote of all in favor, the Board of Supervisors approved the Agreement between Wildlands Conservation, Inc., NNP-Bexley, LLC and Bexley CDD in substantial form and authorized Chairman to execute the final form of agreement for Bexley Community Development District.

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98 **TWELFTH ORDER OF BUSINESS** **Consideration of Deed of Conservation**  
99 **Easement**

100  
101 This was presented under the previous agenda item.  
102

103 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**  
104

105 A. District Counsel  
106 No report.

107  
108 B. District Engineer  
109 Not present.

110  
111 C. Field Services Manager  
112 Ms. Montagna presented the Field Inspection Report for August 9, 2018. Discussion  
113 ensued regarding the report and the overdue items.  
114  
115



116 D. Clubhouse Manager  
117 Mr. Cooper presented the Clubhouse Manager's report for August 2018. A discussion  
118 ensued regarding a sign that was down.  
119

120 E. District Manager  
121 Ms. Montagna stated that the next regularly scheduled meeting will be held on  
122 October 24, 2018 at 1:00 p.m.  
123

124 A discussion ensued regarding dog waste stations.  
125

126 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Requests**  
127

128 Ms. Montagna asked if there were any Supervisor requests. There were none.  
129

130 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**  
131

132 Ms. Montagna requested a motion from the Board to adjourn the meeting.  
133

On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors adjourned the meeting at 1:55 p.m. for Bexley Community Development District.
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Secretary / Assistant Secretary

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Chairman / Vice Chairman