



Rizzetta & Company

# **Bexley Community Development District**

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**Board of Supervisors' Meeting  
May 22, 2019**

**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 Vacant	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Jordan Lansford	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 PACSCO ROAD • SUITE 100 • WESLEY**  
**CHAPEL, FL 33544**  
[WWW.BEXLEYCDD.ORG](http://WWW.BEXLEYCDD.ORG)

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May 14, 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, May 22, 2019 at 2:00 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 April 24, 2019.....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for March 2019.....Tab 2
  - C. Ratification of Series 2018 Requisitions - Under \$100K – None
  - D. Ratification of Series 2018 Requisitions - Over \$100K – None
  - E. Ratification of Change Orders – None
  - F. Ratification of Acorn Sign Graphics Contract #26075...Tab 3
- 4. BUSINESS ITEMS**
  - A. Presentation of Aquatics Report.....Tab 4
  - B. Consideration of Aquatic Systems Budget Letter.....Tab 5
  - C. Consideration of Proposals for ADA Website Compliance.....Tab 6
  - D. Consideration of Proposals for Erosion Issues.....Tab 7
  - E. Ratification of Agreement with NNPB.....Tab 8
  - F. Presentation of Fiscal Year 2019/2020 Proposed Budget (under separate cover)
    1. Consideration of Resolution 2019-04, Approving Fiscal Year 2019/2020 Proposed Budget and Setting the Public Hearing on the Final Budget...Tab 9
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer

- C. Field Services Manager
    - 1. Presentation of Field Inspection Report.....Tab 10
  - D. Clubhouse Manager
    - 1. Presentation of Clubhouse Report.....Tab 11
  - E. District Manager
    - 1. Announcement Regarding Registered Voter Count.....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

**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, 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.

Present and constituting a quorum were:

Doug South	<b>Board Supervisor, Chairman</b>
Rick Stevens	<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:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jordan Lansford	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Alyssa Willson	<b>District Counsel, Hopping Green &amp; Sams</b>
Jordan Schrader	<b>District Engineer, Clearview Land Design (via conference call)</b>
Larry Worden	<b>Representative, Clearview Land Design</b>
Bryan Cooper	<b>Clubhouse Manager</b>
John Toborg	<b>Field Services Mgr., Rizzetta &amp; Company</b>
Jimmy Taylor	<b>Representative, Aquatics Systems</b>

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. There were none put forth at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Meeting held on  
February 27, 2019**

Ms. Lansford presented the minutes of the Board of Supervisors' meeting held on February 27, 2019.

51 It was stated that line 101 needed to state “ the Board approved removing and  
52 replacing plants in the dog park as they die” not the St. Augustine grass.  
53

On a Motion by Mr. Blakley, seconded by Mr. South, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors’ meeting held on February 27, 2019 as amended for Bexley Community Development District.

54  
55 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**  
56 **Maintenance Expenditures for**  
57 **January and February 2019**  
58

59 Ms. Lansford presented the Operation and Maintenance Expenditures for January  
60 and February 2019. A discussion ensued regarding Cardno’s account invoices need to  
61 be reclassified from the Operations and Maintenance Account to the Construction  
62 Account. The \$8,000.00 charge from Wildlands Conservation, Inc. in the February  
63 Operation and Maintenance Account will be refunded to the District. Per the contract  
64 \$5000.00 will be billed to NNP-Bexley, LLC.  
65

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 January (\$123,882.41) and February 2019 (\$98,436.34) as amended for Bexley Community Development District.

66  
67  
On a Motion by Mr. South, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved the refunding of the \$8,000.00 charge form Wildlands Conservation, Inc. in the February Operation and Maintenance Expenditures to the District for Bexley Community Development District.

68  
69 **FIFTH ORDER OF BUSINESS** **Ratification of Series 2016**  
70 **Requisitions – Under \$100K - #CR 379**  
71

72 Ms. Lansford presented the Series 2016 Requisitions – Under \$100K - #CR 379.  
73

REQUISITION NO.	PAYEE	AMOUNT
CR 379	RIPA & Associates, LLC	\$19,119.61

74  
75  
On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors approved Series 2016 Requisitions – Under \$100K – #CR 379 as presented for Bexley Community Development District.

76  
77 **SIXTH ORDER OF BUSINESS** **Ratification of Series 2016**  
78 **Requisitions – Over \$100K – None**  
79

80 Ms. Lansford stated that there were no Series 2016 Requisitions – Over \$100K –  
 81 to present at this time.  
 82

REQUISITION NO.	PAYEE	AMOUNT

83  
 84 **SEVENTH ORDER OF BUSINESS** **Ratification of Change Orders**  
 85 **See Recap - #Extend - 2**  
 86

87 Ms. Lansford presented Chang Order #Extend – 2 to RIPA & Associates contract  
 88 #22580.  
 89

On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors ratified Change Order #Extend - 2 presented for Bexley Community Development District.

90  
 91 **EIGHTH ORDER OF BUSINESS** **Presentation of Aquatics Report**  
 92

93 Mr. Taylor presented and reviewed the Aquatics Report dated February 11, 2019.  
 94 It was noted that Aquatic Systems is maintaining the ponds in Section 3B.  
 95

96 **NINTH ORDER OF BUSINESS** **Discussion Using Carp**  
 97

98 Mr. Taylor reviewed the advantages of the placement of Carp in the ponds. He  
 99 stated that if the Board would like to move forward with the placement of Carp the  
 100 installation of 40 carp would be included at no cost.  
 101

102 **TENTH ORDER OF BUSINESS** **Discussion Regarding ADA Website**  
 103 **Compliance**  
 104

105 Ms. Lansford presented the ADA website compliance requirements. She stated  
 106 that she would have proposals for the ADA website compliance to present at the Board's  
 107 next meeting.  
 108

109 **ELEVENTH ORDER OF BUSINESS** **Consideration of Lease Agreement for**  
 110 **Brighton Lake Circle**  
 111

112 Ms. Willson presented and reviewed the Lease Agreement for Brighton Lake  
 113 Circle. She stated that residents of Brighton Lake Circle were unwilling to sign the Lease  
 114 Agreement. The Board decided that District staff will double down on LMO to maintain  
 115 the District property on tract B-9. The status of the area will be re-evaluated in 4 – 6  
 116 weeks.  
 117

118 **TWELFTH ORDER OF BUSINESS** **Staff Reports**  
 119

120 A. District Counsel  
 121 Ms. Willson gave the Board an update regarding the warning signage. She stated  
 122 that the trail and wildlife signage has been installed.



123 B. District Engineer  
124 Mr. Worden presented the Board with the “Bexley CDD Pond Inspection  
125 Report”. The Board requested that Aquatic Systems make sure that all ponds  
126 and grates are clean and ensure the vegetation is sprayed to keep the grates  
127 clean. The pond inspection report will be sent to tow restoration companies and  
128 proposals will be provided to the Board at the next meeting.

129  
130 C. Field Services Manager  
131 Mr. Toborg presented the Field Inspection Reports for February and March.

132  
133 The Board approved the following proposals from LMP.  
134

On a Motion by Mr. South, seconded by Mr. Williams, with all in favor, the Board of Supervisors approved LMP’s proposal for plants and mulch at the front monument and Broad Porch Run (\$155.75) and the proposal for St. Augustine and Bahia Sod at the Front Monument and at Pond SW-A (\$460.00) for Bexley Community Development District.

135  
136  
137 D. Clubhouse Manager  
138 Mr. Cooper presented the Clubhouse Manager’s report for February and March  
139 2019.

140  
141 E. District Manager  
142 Ms. Lansford stated that the next regularly scheduled meeting will be held on  
143 May 22, 2019 at 5:00 p.m. and the Board will be approving their fiscal year  
144 2019/2020 proposed budget at this meeting.

145  
146 Ms. Lansford presented the Audit Report for year ending September 30, 2018.  
147 Mr. Williams noted that the 2019 Audit Report should stated “the District did not  
148 have any claims” on page 23, under note 8 “Risk Management”.

On a Motion by Mr. South, seconded by Mr. Williams, with all in favor, the Board of Supervisors ratified the Audit Report for the year ending September 30, 2018 as presented for Bexley Community Development District.

150  
151 **THIRTEENTH ORDER OF BUSINESS**                      **Supervisor Requests**

152  
153 Ms. Lansford asked if there were any Supervisor requests. A brief discussion  
154 ensued regarding the Wildlands Conservation signage.

155  
156 **FOURTEENTH ORDER OF BUSINESS**                      **Adjournment**

157  
158 Ms. Lansford requested a motion from the Board to adjourn the meeting.  
159

On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors adjourned the meeting at 2:18 p.m. for Bexley Community Development District.

160  
161  
162  
163  
164

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

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

DRAFT

# Tab 8

**BEXLEY COMMUNITY DEVELOPMENT DISTRICT  
AGREEMENT FOR USE OF PROPERTY**

**This Agreement** is made entered into on this day, the 7<sup>th</sup> of May 2019, by and between:

**Bexley Community Development District**, whose address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (“District”), and **NNP-Bexley, LLC**, whose address is 777 S. Harbour Island Boulevard, Suite 320, Tampa, Florida 33602 (“NNPB”).

For the benefit of the District and its residents, the District and NNPB hereby agree that the District will allow use of its property, specifically the Parks and Playgrounds (the “Property”) for purposes of a 4<sup>th</sup> of July event on July 4, 2019. (the “Event”). The District agrees to allow use of the Property at no cost to NNPB.

**The District and NNPB both agree to the following terms:**

NNPB is responsible for any damage to District property that may occur during the event by their volunteers, employees, performers, participants and/or spectators of the event.

Initial AB

NNPB is responsible for the costs to clean up of the property. This includes emptying the garbage cans and picking up trash/debris off the ground. In the event that an extra garbage collection from the CDD dumpster is appropriate, NNPB will reimburse the District for the cost of the extra garbage collection.

Initial AB

Advertising, special offers and all promotional materials must be coordinated and approved by the District Staff. NNPB will forward these materials to the District Staff for review and approval.

Initial AB

Parking is limited. Arrangements will be coordinated with the District Staff prior to the Event to identify where volunteers, employees, participants and spectators may park.

Initial AB

Plans and final details for the Event must be discussed with the onsite District Coordinator prior to the Events.

Initial AB

All unattended property will be removed prior to 5:00 pm on designated Event days.

Initial AB

NNPB and all vendors and contractors providing services for the Events shall obtain and maintain Commercial General Liability Insurance for use of the Property during the Events, which insurance must be current and valid the day of the Events. The insurance shall, at a minimum, provide One Million Dollars (\$1,000,000) in Commercial General Liability coverage for each occurrence. The following must be named as Additional Insureds:

**Bexley Community Development District  
5844 Old Pasco Road  
Wesley Chapel, FL 33544**

The District may terminate this Agreement immediately, and at no cost to the District upon: (i) breach of any covenant of this Agreement by NNPB; or (ii) a determination that the Property has become unfit for use for the Event, which determination shall be made in the sole discretion of the District.

NNPB shall defend, indemnify and hold the District harmless from and against any and all actions, claims, suits, damages, fines, governmental penalties and liabilities asserted by third parties against the District as a result of the Events, and/or any intentional act or negligence of NNPB, its employees, contractors or agents, and/or as a result of NNPB's breach of any of its obligations under this Agreement. Provided, however, this indemnity excludes any claims or cause of action arising from or related to the District's gross negligence or willful misconduct. NNPB agrees that nothing herein shall constitute or be construed as a waiver of liability beyond those contained in section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

NNPB agrees to follow all Federal, State, County, City and District policies when planning the Event and assumes all liability for any fines, notices, or violations the District receives as a result of the Events. This includes acquiring all the proper permits and documentation for the Event

**The undersigned each represent that they are authorized to execute this Agreement on behalf of themselves and to bind their respective principals, agencies, or companies. Except as set forth above, this Agreement is valid from the time of signing to the conclusion of the Event.**

  
\_\_\_\_\_  
NNP-Bexley, LLC Signature (or its representative)

5/7/2019  
\_\_\_\_\_  
Date

*Jordan Lansford*  
\_\_\_\_\_  
Bexley CDD Representative Signature

5/13/2019  
\_\_\_\_\_  
Date

# Tab 9

**RESOLUTION 2019-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Bexley Community Development District (“**District**”) prior to June 15, 2019, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2019

HOUR: \_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.**

ATTEST:

**BEXLEY COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Approved Proposed Budgets for Fiscal Year 2019/2020



**Exhibit A:**

Approved Proposed Budgets for Fiscal Year 2019/2020