



Rizzetta & Company

Bexley Community Development District

Board of Supervisors' Meeting March 23, 2022

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

www.bexleycdd.org

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors	Doug South Amanda King John Blakley Pete Williams Jessica Robinson	Chairman Assistant Secretary Assistant Secretary Assistant Secretary Vice Chairman
District Manager	Jennifer Goldyn	Rizzetta & Company, Inc.
District Counsel	Alyssa Willson	Kutak Rock
District Engineer	Jordan Schrader	Clearview Land

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 – Riverview FL, 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
WWW.BEXLEYCDD.ORG

March 16, 2022

Board of Supervisors
Bexley Community
Development District

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, March 23, 2022, at 1:00 p.m.** at the offices of Rizzetta & Co., located at 5844 Old Pasco Rd., Suite 100. The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Field Services Manager
 - D. Clubhouse Manager
 1. Presentation of Clubhouse Report.....Tab 1
 - E. District Manager
 1. Presentation of District Manager’s Report.....Tab 2
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on February 23, 2022.....Tab 3
 - B. Consideration of Operation and Maintenance Expenditures for January 2022 and February 2022.....Tab 4
- 5. BUSINESS ITEMS**
 - A. Ratification of Duke Energy Lot D.....Tab 5
 - B. Consideration of No Golf Carts signage (Under Separate Cover)
 - C. Consideration of 15-minute parking signs at Mailbox Cruiser Bend and Ballantrae (Under Separate Cover)
 - D. Consideration of Pond Bank restoration proposals.....Tab 6
- 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) 533-2950, or email Jennifer Goldyn at jgoldyn@rizzetta.com.

Sincerely,
Jennifer Goldyn
District Manager

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3 **MINUTES OF MEETING**

4 Each person who decides to appeal any decision made by the Board with respect to any
5 matter considered at the meeting is advised that the person may need to ensure that a
6 verbatim record of the proceedings is made, including the testimony and evidence upon
7 which such appeal is to be based.

8 **BEXLEY**
9 **COMMUNITY DEVELOPMENT DISTRICT**

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11 The regular meeting of the Board of Supervisors of Bexley Community
12 Development District was held on Wednesday, February 23, 2022, at 1:00 p.m. at the
13 offices of Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel,
14 FL 33544.

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16 Present and constituting a quorum were:

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18 Doug South **Board Supervisor, Chairman**
19 Jessica Robinson **Board Supervisor, Vice Chairman**
20 John Blakley **Board Supervisor, Assistant Secretary**
21 Pete Williams **Board Supervisor, Assistant Secretary**
22 Amanda King **Board Supervisor, Assistant Secretary**

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24 Also present were:

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26 Jennifer Goldyn **District Manager, Rizzetta & Co., Inc.**
27 Bryan Cooper **Clubhouse Manager, RASI**
28 Alyssa Wilson **District Counsel, Kutak Rock**
29 Tommy Tito **District Engineer, Clearview Land**
30 John Toborg **Filed Services Manager, Rizzetta**
31 Josh Burton **Representative, Juniper Landscape**

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33 Audience

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35 **FIRST ORDER OF BUSINESS**

Call to Order

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37 The CDD Board of Supervisors' meeting was opened at 1:00 p.m. and a
38 quorum was verified.

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40 **SECOND ORDER OF BUSINESS**

Audience Comments

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42 The following were concerns or requests from the residents:

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44 Homeowner requested temporary access agreement at 18031 Aero Avenue and
45 was approved with a deposit of \$500.00.

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47 Homeowner requested the CDD patrol the streets for golf carts and place hedges
48 on their property to stop golf carts from driving on the grass. The Board stated they
49 would not be adding landscape on private property and the CDD does not have
50 jurisdiction, or the authority to patrol or monitor the roads.

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THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Present and no report.

B. District Engineer

Present and no report.

C. Field Services Manager

Mr. Toborg reviewed his report with the Board.

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously ratified the Juniper Landscape proposal for annual rotation in the amount of \$6,250.00, of the Contract for Professional Technology Services, for the Bexley CDD.

D. Aquatics Report

Not present. Ms. Goldyn presented the Waterway Inspection report to the Board.

E. Clubhouse Manager

Present and presented his report.

F. District Manager

The Board received a District Manager update from Ms. Goldyn, she informed the Board that their next meeting will be held on March 23, 2022, at the Offices of Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544, at 1:00 p.m.

Ms. Goldyn presented the District Manager's Report to the Board of Supervisors.

On a motion from Mr. Williams, seconded by Ms. King, the Board unanimously accepted Mr. South's resignation from the Board of Supervisors, for the Bexley CDD.

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously accepted Ms. Robinson's resignation from the Board of Supervisors, for the Bexley CDD.

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously appointed Mr. South to seat 4, on the Board of Supervisors, for the Bexley CDD.

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously appointed Ms. Robinson to seat 3, on the Board of Supervisors, for the Bexley CDD.

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FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on January 26, 2022

On a motion from Mr. Blakley, seconded by Mr. Williams, the Board unanimously approved the Minutes of the Board of Supervisors' Meeting held on January 26, 2022, CDD Board meeting, for the Bexley CDD.

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FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for December 2021

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously ratified the Operation and Maintenance Expenditures for December, in the amount of \$160,168.57 and for November 2021, for the Bexley CDD.

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SIXTH ORDER OF BUSINESS

Consideration of new trash can proposals

The Board directed the Clubhouse Manager to order 3 black global industrial trash cans.

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SEVENTH ORDER OF BUSINESS

Consideration of pet waste station proposal

The Board decided to table this item.

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EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests from the Board members.

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NINTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved to adjourn the meeting at 1:58 p.m., for the Bexley CDD.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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Operations and Maintenance Expenditures January 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$230,979.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bryan Taylor	2366	B122021	Monthly Maintenance - Removal of Pet Waste 1/22	\$ 1,242.90
Duke Energy	2360	9100 9052 6786 12/21	17684 Ramble On Way Lift 12/21	\$ 20.85
Duke Energy	2364	Summary Duke B 01/22	Electric Summary 01/22	\$ 2,696.70
Duke Energy	2355	Summary Duke B 12/21	Electric Summary 12/21	\$ 5,869.37
Gladiator Pressure Cleaning, Inc	2356	20889	Pressure Wash Sidewalks/ Common Area 12/21	\$ 2,875.00
Juniper Landscaping of Florida, LLC	2357	144643	Brown Patch Treatment 12/21	\$ 500.00
Juniper Landscaping of Florida, LLC	2365	144827	Monthly Grounds Maintenance 01/22	\$ 66,400.00
Juniper Landscaping of Florida, LLC	2357	145040	Installed Mulch And Pine Straw 12/21	\$ 78,550.00
Juniper Landscaping of Florida, LLC	2357	145041	Tree Installation 12/21	\$ 648.54
Juniper Landscaping of Florida, LLC	2357	145042	Tree Installation 12/21	\$ 876.46

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida, LLC	2365	146550	Weed Control 01/22	\$ 2,756.63
Juniper Landscaping of Florida, LLC	2365	146742	Annual Rotation 01/22	\$ 6,250.00
Juniper Landscaping of Florida, LLC	2365	146750	Irrigation Inspection 01/22	\$ 11,811.77
Juniper Landscaping of Florida, LLC	2365	146849	Pest Control 01/22	\$ 500.00
Juniper Landscaping of Florida, LLC	2365	147260	Landscape Maintenance 01/22	\$ 3,001.29
Landscape Forms, Inc.	2358	139618	FGP Litter 12/21	\$ 949.00
Pasco County Utilities Services Branch	2361	15848152	4967 Winged Paged Place 11/21	\$ 1.40
Pasco County Utilities Services Branch	2361	15972284	4177 Tour Trace 11/21	\$ 22.40

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities Services Branch	2361	15972285	3700 Pine Ribbon Dr 11/21	\$ 452.20
Pasco County Utilities Services Branch	2362	Pasco Water Summary B 12/21	Reclaimed Water Usage B 12/21	\$ 4,538.96
Rizzetta & Company, Inc.	2359	INV0000064581	District Management Fees 01/22	\$ 5,254.91
Rizzetta & Company, Inc.	2363	INV0000064847	Annual Dissemination Services FY 21/22	\$ 5,000.00
Solitude Management LLC	2367	PI-A00704355	Lake and Wetland Services SVR50055 11/21	\$ 7,947.00
Solitude Management LLC	2367	PI-A00722733_REV	Lake and Wetland Services SVR50055 12/21	\$ 7,947.00
Solitude Management LLC	2367	PI-A00738565	Lake and Wetland Services SVR50055 01/22	\$ 7,947.00
Solitude Management LLC	2367	PI-A00738566	Monthly Mitigation Services SVR 50056 01/22	\$ 6,810.00
Spectrum Business	2022011322- 1	71794201112521	16950 Vibrant Way - Wifi at Dog Park 11/21	<u>\$ 109.98</u>
Report Total				<u><u>\$ 230,979.36</u></u>

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Operations and Maintenance Expenditures February 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$120,153.83**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bexley Homeowners Association, Inc.	2369	010122 PR	CDD Payroll Cost Share 01/22	\$ 5,174.91
Bryan Taylor	2381	B012022	Monthly Maintenance - Removal of Pet Waste 1/22	\$ 1,242.90
DCSI, Inc.	2388	29314	Service Call 01/05/21	\$ 460.00
Duke Energy	2387	Summary A 01/22	Electric Summary A 01/22	\$ 8,202.73
Duke Energy	2387	Summary Duke B Dec 21	Electric Summary 12/21	\$ 2,034.98
Duke Energy	2387	Summary Duke B Jan 22	Electric Summary 01/22	\$ 2,575.92
F. Peter Williams	2376	PW012622	Board Of Supervisors Meeting 01/26/22	\$ 200.00
John C. Blakley	2370	JB012622	Board Of Supervisors Meeting 01/26/22	\$ 200.00
Juniper Landscaping of Florida, LLC	2378	147592	Tree Installation 01/22	\$ 2,068.26
Juniper Landscaping of Florida, LLC	2389	148805	Monthly Grounds Maintenance 02/22	\$ 66,400.00
Juniper Landscaping of Florida, LLC	2389	150510	Irrigation Diagnostics Discovery 02/22	\$ 1,611.21
Kutak Rock LLP	2371	2977221	General/Monthly Legal Services Billed Through 11/21	\$ 532.00
Kutak Rock LLP	2383	2979928	General/Monthly Legal Services Billed Through 12/21	\$ 792.75
Landscape Forms, Inc.	2384	140909	FGP Litter 01/22	\$ 2,150.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities Services Branch	2380	16113774	4177 Tour Trace 12/21	\$ 14.70
Pasco County Utilities Services Branch	2380	16113775	3700 Pine Ribbon Dr 12/21	\$ 348.60
Pasco County Utilities Services Branch	2372	Pasco Water Summary A 12/21	Reclaimed Water Usage A 12/21	\$ 253.40
Pasco County Utilities Services Branch	2386	Pasco Water Summary B 01/22	Reclaimed Water Usage B 01/22	\$ 1,648.36
Poly-Wood LLC	2377	557115	Chairs for Dog Park 02/22	\$ 1,614.00
Rizzetta & Company, Inc.	2373	INV0000065420	District Management Fees 02/22	\$ 5,254.91
Solitude Management LLC	2390	PI-A00753063	Lake and Wetland Services SVR50055 02/22	\$ 7,947.00
Solitude Management LLC	2390	PI-A00753064	Monthly Mitigation Services SVR 50056 02/22	\$ 6,810.00
Spectrum Business	2022021422-1	071794201012522	Wifi at Dog Park Services 01/24/22- 02/23/22	\$ 269.41
Times Publishing Company	2374	0000204112	01/16/22 Acct # 71068 Legal Advertising 01/22	\$ 144.00
U. S. Department of Agriculture	2375	3004091768	Animal & Plant Inspection 12/21	<u>\$ 2,203.79</u>
Report Total				<u>\$ 120,153.83</u>