



Rizzetta & Company

Bexley Community Development District

Board of Supervisors' Meeting June 22, 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 John Blakley Pete Williams Jessica Robinson	Chairman 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

June 15, 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, June 22, 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
 1. Review of Stormwater Analysis Report.....Tab 1
 - C. Clubhouse Manager
 1. Presentation of Clubhouse Report.....Tab 2
 - D. District Manager
 1. Presentation of District Manager’s Report.....Tab 3
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on May 25, 2022.....Tab 4
 - B. Consideration of Operation and Maintenance Expenditures for May 2022.....Tab 5
- 5. BUSINESS ITEMS**
 - A. Consideration of Solitude Service Renewal proposal.....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

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, May 25, 2022, at 1:02 p.m. at the offices of Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

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

Also present were:

Jennifer Goldyn	District Manager, Rizzetta & Co., Inc.
John Toborg	Field Services Manager, Rizzetta & Co., Inc.
Bryan Cooper	Clubhouse Manager, RASI
Alyssa Wilson	District Counsel, Kutak Rock
Tommy Tito	District Engineer, Clearview Land

FIRST ORDER OF BUSINESS **Call to Order**

The CDD Board of Supervisors' meeting was opened at 1:17 p.m. and a quorum was verified.

SECOND ORDER OF BUSINESS **Audience Comments**

There were no audience comments at this time.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Present and no report. Ms. Willson reported that advertisements posting can now take place on the County website.

B. District Engineer

Present and no report. Mr. Tito informed the Board that the stormwater analysis is ready for review and will be submitted to the County by June 30, 2022.

51 **C. Field Services Manager**

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53 Presented and reviewed the report with the Board.

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55 **D. Clubhouse Manager**

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57 Present and presented his report.

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59 The Board has opted to not move forward with any additional signage or fencing
60 at the soccer parks.

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62 **E. District Manager**

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64 The Board received a District Manager update from Ms. Goldyn, she informed
65 the Board that their next meeting will be held on June 22, 2022, at the Offices of
66 Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel,
67 FL 33544, at 1:00 p.m.

68
69 Ms. Goldyn presented the District Manager's Report to the Board of Supervisors.
70 Ms. Goldyn announced that there are 2,081 registered voters in the District. The
71 Board decided to increase the administrative fee from \$100 to \$200 on the
72 access agreements. The Board has also requested that Counsel create a
73 separate access agreement for sidewalk access. This agreement will have a
74 \$400 deposit and a \$200 administration fee.

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76 **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
April 27, 2022**

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved the Minutes of the Board of Supervisors' Meeting held on April 27, 2022, CDD Board meeting, for the Bexley CDD.

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81 **FIFTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for April
2022**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously ratified the Operation and Maintenance Expenditures for April 2022 in the amount of \$148,041.34, for the Bexley CDD.

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85 **SIXTH ORDER OF BUSINESS**

**Presentation of 22/23 Proposed
Budget
(Under Separate Cover)**

86 Ms. Goldyn presented the 22/23 Proposed Budget to the Board.
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93 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2022-02,**
94 **Approving Proposed Budget & Setting**
95 **Final Budget Hearing**
96 **(Under Separate Cover)**
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On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously adopted Resolution 2022-02, Approving Proposed Budget & Setting Final Budget Hearing, for the Bexley CDD.

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99 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2022-03,**
100 **Designating Date, Time and Location**
101 **for Landowner Election**
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On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously adopted Resolution 2022-03, Designating Date, Time and Location for Landowner Election, for the Bexley CDD.

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104 **NINTH ORDER OF BUSINESS** **Supervisor Requests**

105 There were no Supervisor Requests at this time.

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108 **TENTH ORDER OF BUSINESS** **Adjournment**
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On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved to adjourn the meeting at 1:43 p.m., for the Bexley CDD.

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113 _____
114 Secretary / Assistant Secretary Chairman / Vice Chairman

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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Operations and Maintenance Expenditures May 2022 For Board Approval

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

The total items being presented: **\$196,763.77**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bexley CDD	CD009		Debit Card Replenishment	\$ 505.70
Bexley Homeowners Association, Inc.	2439	050122 PR	CDD Payroll Cost Share 05/22	\$ 5,174.91
Bryan Taylor	2438	B042022	Monthly Maintenance - Removal of Pet Waste 04/22	\$ 1,242.90
Duke Energy	2022050922-2	9100 9173 4017	0000 Bexley Village Dr Lite Bxly South PH 4.4SL 03/22	\$ 2,868.74
Duke Energy	2440	9100 9173 4017 0422	0000 Bexley Village Dr Lite Bxly South PH 4.4 SL 04/22	\$ 2,827.43
Duke Energy	2433	Summary Duke 04/22	Electric Summary 04/22	\$ 7,130.39
F. Peter Williams	2436	PW042722	Board Of Supervisors Meeting 04/27/22	\$ 200.00
F. Peter Williams	2451	PW05252022	Board Of Supervisors Meeting 05/25/22	\$ 200.00
Fields Consulting Group	2441	2795	Parking Only Sign 05/22	\$ 840.00
Fields Consulting Group	2441	2796	No Golf Cart Signs 05/22	\$ 1,800.00
John C. Blakley	2432	JB042722	Board Of Supervisors Meeting 04/27/22	\$ 200.00
John C. Blakley	2445	JB05252022	Board Of Supervisors Meeting 05/25/22	\$ 200.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 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	2430	160212	Replaced Flax Lilley on BBP - Plant Material 04/18/22	\$ 1,020.08
Juniper Landscaping of Florida, LLC	2430	160213	Rock for Bull Nose - Plant Mterial 04/18/22	\$ 2,500.00
Juniper Landscaping of Florida, LLC	2446	161870	Monthly Grounds Maintenance 05/22	\$ 68,392.00
Juniper Landscaping of Florida, LLC	2446	162497	Plant Material 05/22	\$ 1,245.59
Juniper Landscaping of Florida, LLC	2446	162505	Pest Control 05/22	\$ 515.00
Juniper Landscaping of Florida, LLC	2446	163029	Irrigation Repairs 05/22	\$ 285.82
Juniper Landscaping of Florida, LLC	2446	163728	Monthly Landscape Maintenance 05/22	\$ 24,235.90
Kutak Rock LLP	2447	3052909	General/Monthly Legal Services 04/22	\$ 1,342.96
LLS Tax Solutions Inc.	2442	2678	Arbitrage Services Series 2016 04/21/22	\$ 500.00
Pasco County Property Appraiser	2443	Annual Fee FY 21/22	Non-Ad Valorem Assessment Annual Fee FY 21/22	\$ 150.00
Pasco County Tax Collector	2448	Plate IIYT35 05/22	Golf Cart Registration Renewal 05/22	\$ 28.95
R.B.K. Holdings, Inc.	2434	INV-50485-2	Balance Due for Installation of Lawn Signs 04/22	\$ 132.51

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
R.B.K. Holdings, Inc.	2437	INV-50685	Monument Sign Re-Do Deposit 5/22	\$ 1,485.00
RIPA & Associates, LLC	2444	Pay App 2	Park Repairs Project 05-0005	\$ 44,325.00
RIPA & Associates, LLC	2444	Pay App 3	Park Repairs Project 05-0005 3RET	\$ 7,005.00
Rizzetta & Company, Inc.	2431	INV0000067871	District Management Fees 05/22	\$ 5,254.91
Solitude Management LLC	2449	PI-A00807587	Lake and Wetland Services SVR50055 05/22	\$ 7,947.00
Solitude Management LLC	2449	PI-A00807588	Monthly Mitigation Services SVR 50056 05/22	\$ 6,810.00
Spectrum Business	2022051322-1	7.17942E+13	Wifi at Dog Park Services 04/24/22 to 05/23/22	\$ 109.98
Times Publishing Company	2435	0000221930 04/17/22	Acct # 71068 Legal Advertising 04/17/22	\$ 140.50
Times Publishing Company	2450	0000226717 05/15/22	Acct # 71068 Legal Advertising 04/17/22	\$ 147.50
Report Total				<u>\$ 196,763.77</u>