



Rizzetta & Company

# **Bexley Community Development District**

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## **Board of Supervisors' Meeting August 24, 2022**

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**

<b>Board of Supervisors</b>	Doug South John Blakley Pete Williams Jessica Robinson	Chairman Assistant Secretary Assistant Secretary Vice Chairman
<b>District Manager</b>	Jennifer Goldyn	Rizzetta & Company, Inc.
<b>District Counsel</b>	Alyssa Willson	Kutak Rock
<b>District Engineer</b>	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](http://WWW.BEXLEYCDD.ORG)

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August 17, 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, August 24, 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. Landscape Report
  - D. Clubhouse Manager
    1. Presentation of Clubhouse Report.....Tab 1
    2. Discussion of Dog Waste Station
  - 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 July 27, 2022.....Tab 3
  - B. Consideration of Operation and Maintenance Expenditures for July 2022.....Tab 4
- 5. BUSINESS ITEMS**
  - A. Consideration of the Fourth Addendum to Contract for Professional District Services.....Tab 5
  - B. Ratification of Juniper Fall Flower Change Out Proposal.....Tab 6
  - C. Discussion regarding servicing of wetlands.....Tab 7
- 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](mailto: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, July 27, 2022, at 1:08 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	<b>Board Supervisor, Chairman</b>
Jessica Robinson	<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:

Jennifer Goldyn	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
John Toborg	<b>Landscape Inspection Manager, Rizzetta &amp; Co., Inc.</b>
Bryan Cooper	<b>Clubhouse Manager, RASI</b>
Alyssa Wilson	<b>District Counsel, Kutak Rock</b>
Angel Quiness	<b>Representative, Juniper</b>
Tommy Tito	<b>District Engineer, Clearview Land Design, LLP</b>

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

The CDD Board of Supervisors' meeting was opened at 1:08 p.m. and a quorum was verified.

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

There were the following audience comments; 4 & Co Coworking requested to put Solar panels in pond behind home. The Board said not at this time; a resident requested signs behind home for no fishing. The Board will not proceed at this time; resident would like the District to pay for her damaged grass due to golf carts. The Board indicated there is not money allocated in the budget for private property.

**THIRD ORDER OF BUSINESS**                      **Staff Reports**

**A. District Counsel**

Present and no report.

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**B. District Engineer**

Present and reviewed the Stormwater Analysis Report.

**C. Field Services Manager**

Present and reviewed the report with the Board.

**D. Clubhouse Manager**

Present and presented his report.

**E. District Manager**

The Board received a District Manager update from Ms. Goldyn, she informed the Board that their next meeting will be held on August 24, 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. The Board announced that beginning January 1, 2023, residents will be required to mow to the pond bank if one is behind their home. Residents will be notified December 1, 2022 via e-mail blast from the HOA team.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on May 25, 2022**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved the Minutes of the Board of Supervisors' Meeting held on May 25, 2022, CDD Board meeting, for the Bexley CDD.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for May and June 2022**

On a motion from Mr. Blakley, seconded by Mr. South, the Board unanimously ratified the Operation and Maintenance Expenditures for May 2022 in the amount of \$196,763.77 and June in the amount of \$149,881.78, for the Bexley CDD.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on FY 22/23 Budget**

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved to open the public hearing on FY 22/23 Budget, for the Bexley CDD.

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved to close the public hearing on FY 22/23 Budget, for the Bexley CDD.

89 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2022-04,**  
90 **Adopting FY 22/23 Budget**  
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On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously adopted Resolution 2022-04, Adopting FY 22/23 Budget, for the Bexley CDD.

92 **EIGHTH ORDER OF BUSINESS** **Public Hearing on Levying O&M**  
93 **Assessments**  
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On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved to open the public hearing on Levying O&M Assessments, for the Bexley CDD.

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On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved to open the public hearing on Levying O&M Assessments, for the Bexley CDD.

97 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2022-05,**  
98 **Levying O&M Assessments for FY**  
99 **22/23**  
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On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously adopted Resolution 2022-05, Levying O&M Assessments for FY 22/23, for the Bexley CDD.

102 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2022-06,**  
103 **Setting FY 22/23 Meeting Schedule**  
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On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously adopted Resolution 2022-06, Setting FY 22/23 Meeting Schedule, for the Bexley CDD.

106 **ELEVENTH ORDER OF BUSINESS** **Consideration of Solitude Service**  
107 **Renewal proposal**  
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110 This item was tabled at this time. The Board requested all monthly reports from  
111 Solitude for wetland maintenance. The Board would like to see proposals from other  
112 vendors for aquatics and wetland maintenance.

113 **TWELFTH ORDER OF BUSINESS** **Consideration of Bulletin Board**  
114 **proposals**  
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On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved the Bulletin Board proposal, for the Bexley CDD.

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**THIRTEENTH ORDER OF BUSINESS                      Review of 2<sup>nd</sup> Quarter Website Audit**

Ms. Goldyn reviewed the 2<sup>nd</sup> Quarter Website Audit with the Board.

**FOURTEENTH ORDER OF BUSINESS                      Supervisor Requests**

There were no Supervisor Requests at this time.

**FIFTEENTH ORDER OF BUSINESS                      Adjournment**

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved to adjourn the meeting at 2:12 p.m., for the Bexley CDD.
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\_\_\_\_\_  
Secretary / Assistant Secretary

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Chairman / Vice Chairman

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · (813) 994-1001

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## **Operations and Maintenance Expenditures July 2022 For Board Approval**

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

The total items being presented: **\$141,678.80**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 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.	2474	070122 PR	CDD Payroll Cost Share 07/22	\$ 5,174.91
Blue Rose Builders LLC	2466	1897	Replacement of Swings and Chain	\$ 1,052.28
Duke Energy	2022072622-2	Summary Duke 06/22	Electric Summary 06/22	\$ 11,623.94
F. Peter Williams	2479	PW072722	Board Of Supervisors Meeting 07/27/22	\$ 200.00
John C. Blakley	2475	JB072722	Board Of Supervisors Meeting 07/27/22	\$ 200.00
Juniper Landscaping of Florida, LLC	2467	168283	Plant Material 06/22	\$ 676.78
Juniper Landscaping of Florida, LLC	2467	168284	Plant Material Porch Run Buffer 06/22	\$ 820.47
Juniper Landscaping of Florida, LLC	2467	168285	Plant Material Replace Flax on Tour Trace 06/22	\$ 410.27
Juniper Landscaping of Florida, LLC	2467	168286	Plant Material 06/22	\$ 926.95
Juniper Landscaping of Florida, LLC	2467	168287	Plant Material 06/22	\$ 578.50
Juniper Landscaping of Florida, LLC	2467	168288	Plant Material Phase 4 06/22	\$ 10,073.21
Juniper Landscaping of Florida, LLC	2470	169336	Pest Control 06/22	\$ 500.00
Juniper Landscaping of Florida, LLC	2470	169340	Plant Material Sod 06/22	\$ 515.65

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 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	2470	169341	Plant Material 06/22	\$ 2,894.29
Juniper Landscaping of Florida, LLC	2470	169342	Plant Material Stake up Tree 06/22	\$ 180.07
Juniper Landscaping of Florida, LLC	2476	169607	Monthly Grounds Maintenance 07/22	\$ 68,392.00
Juniper Landscaping of Florida, LLC	2476	170498	Monthly Landscape Maintenance 07/22	\$ 7,652.90
Kutak Rock LLP	2468	3067690	General/Monthly Legal Services 05/22	\$ 1,354.00
Pasco County Utilities Services Branch	2471	Pasco Water Summary 06/22	Reclaimed Water Usage 06/22	\$ 3,237.49
Rizzetta & Company, Inc.	2469	INV0000069350	District Management Fees 07/22	\$ 5,254.91
Solitude Management LLC	2477	PI-A00848969	Lake and Wetland Services SVR50055 07/22	\$ 7,947.00
Solitude Management LLC	2477	PI-A00848970	Monthly Mitigation Services SVR 50056 07/22	\$ 6,810.00
Spectrum Business	2022071322-1	7.17942E+13	Wifi at Dog Park Services 06/24/22 to 07/22/22	\$ 109.98
Times Publishing Company	2478	0000231800 07/13/22	Acct # 71068 Legal Advertising 07/13/22	\$ 1,044.23
Times Publishing Company	2472	0000234330 07/06/22	Acct # 71068 Legal Advertising 07/06/22	\$ 1,048.22

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
U. S. Department of Agriculture	2473	3004267033	Personnel Compensation and Program Support 06/22	\$ 3,000.75
<b>Report Total</b>				<b><u>\$ 141,678.80</u></b>