



Rizzetta & Company

# **Bexley Community Development District**

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## **Board of Supervisors' Meeting November 16, 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**  
**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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November 9, 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, November 16, 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 Inspection Report.....Tab 1
  - D. Landscape Report
  - E. Clubhouse Manager
    1. Presentation of Clubhouse Report
  - F. 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 October 26, 2022.....Tab 3
- 5. BUSINESS ITEMS**
  - A. Discussion regarding Temporary Access Agreements
- 7. SUPERVISOR REQUESTS**
- 8. 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

# Tab 1

# BEXLEY

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## LANDSCAPE INSPECTION REPORT



October 24, 2022  
Rizzetta & Company  
John Toborg – Division Manager  
Landscape Inspection Services



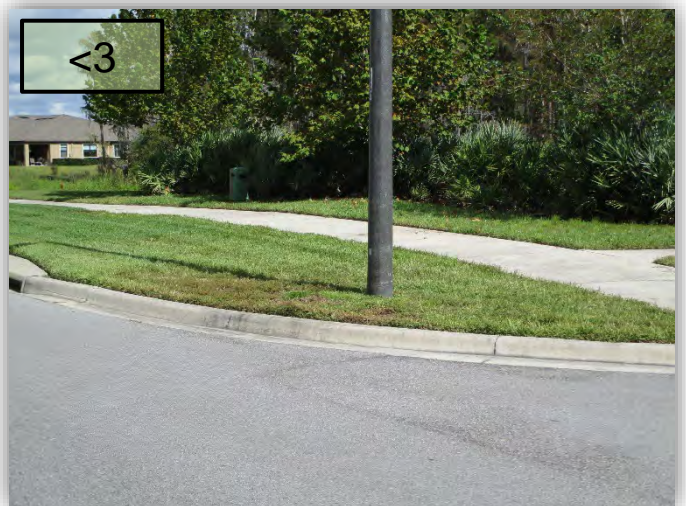
Rizzetta & Company  
Professionals in Community Management

## General Updates, Recent & Upcoming Maintenance Event

- During the month of November, all Celebration Bermudagrass shall receive an application of 455 lbs. (9+ - 50 lb. bags) of 24-0-11 fertilizer with a pre-emergent herbicide. All Palms shall receive an application of 165 lbs. (3+ - 50 lb. bags) of 8-2-12+4Mg fertilizer. There are no fertilization events in December.
- I ask that Juniper notify me and Staff at least five days ahead of fertilizer being applied and to check in with Staff the day of application so Staff can verify type, quantity and what the fertilizer is being applied to. Staff then can record this information on the fertilizer label and scan it to me.
- By what date will all trees be lifted? I have been listing this as a deficiency for several months. Per spec, this should be performed on an as-needed basis, NOT determined by the Contractor.

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined is either info or questions for the BOS.**

1. Top the Hollies behind the "Bexley" sign at SR 54 (do not cone) and tip the newly planted Confederate Jasmine.
2. In the same places where weeds often thrive on the SE corner of the Mentmore roundabout outside perimeter, there are now large voids of Variegated Confederate Jasmine. This is why the spec requires large weeds to be pulled and not sprayed. I feel Juniper owes the District some plants to fill in these voids.
3. **What is the plan for this turf on the east ROW of Bexley Village Drive (BVD) north of Moss Tree Loop? This is dirt and spurge now. I feel Juniper needs to replace this turf. (Pic 3.)**
4. Treat dollarweed on the west ROW of BVD north of the Mentmore roundabout.
5. Is Juniper diagnosing and treating the defoliating Gold Mound on the BVD median between Mentmore and Moss Tree Loop?
6. Check faded green and brown Juniper on the north ROW of Balance Cove at BVD. Treat accordingly.
7. Turf on the north ROW of Balance Cove just before getting to the Townhomes appears to be very dry. Is irrigation 100% here.
8. **The entire curb and gutter line on the north side of Balance Cove Park had water running off the curb. Is there an irrigation issue here? (Pic 8>)**



# Balance Cove Park, Storyline

9. The newly planted Petra Croton on the NW corner of Balance Cove Park are not thriving. How often and for how long do these receive water? This bed cost the District \$873. Remove water shoot from Hong Kong Orchid. (Pic 9)



12. I think a few of the newly planted Walter's Viburnum at Storyline and Balance Cove are also failing here. These should be replaced under warranty. Was irrigation adjusted? (Pic 12)



10. There remains a lot of spurge (dark spots adjacent to the planting bed) in the turf between Pine Ribbon and the sidewalk on the east side of BVD. (Pic 10>)



11. Have the Purple Fountain Grasses here at Storyline and Balance Cove (and elsewhere) ever been treated. They have been completely brown for months. (Pic 11>)



# BVD Median at Solace Run, Bud Bexley Parkway

13. Is browning Juniper on the BVD Median outside Solace Run being monitored and treated? I've asked for this to be treated and trimmed in the past. Also, at the top of the median, there remain brown Fakahatchee Grasses. (Pic 13)



14. Has Juniper treated large areas of failing turf on the BVD median north of Balance Cove? This has been ongoing for a while and is not improving. (Pic 14)

15. On northbound BVD just south of the BVD/Bud Bexley Parkway (BBP) roundabout, there is a large spot of dead turf (appears as if it's an herbicide spill) that needs to be cut out and replaced by Juniper.

16. Treat dollarweed & spurge on the north side of the BVD/BBP roundabout.

17. Delineate the Jasmine and Dw. Firebush beds between the trail and north curb of BBP. Hand pull weeds in the newer planted Muhlygrasses and treat wooly aphids (white insects). Pull weeds. Too many ornamental grass clippings are being left behind. (Pic 17>)

18. There are still beds of overgrown Jasmine on the north side of BBP.

19. This is a recent development on the north side of BBP across from the new development area. Is this contractor going to be held responsible to bring this area back to its original condition? (Pic 19)



20. A very large area near the end of a bed of Jasmine on the north side of BBP, 300-400 feet west of Ballantrae, there is a large amount of dead material. Why? Diagnose and treat, then remove dead material. (Pic 20>)

21. Hand pull weeds in the declining bed of Gold Mound south of the school playground on the north side of BBP.

22. As a reminder, bi-weekly mowing began November 1<sup>st</sup>. Juniper is still required to be on site weekly to detail, weed, prune, trim, etc.



# Frame Bend Park, Soccer Park, Lotus Lawn

23. The landscape buffer behind the homes west of Frame Bend Park still needs to be detailed. Trees also need to be straightened in this bed.

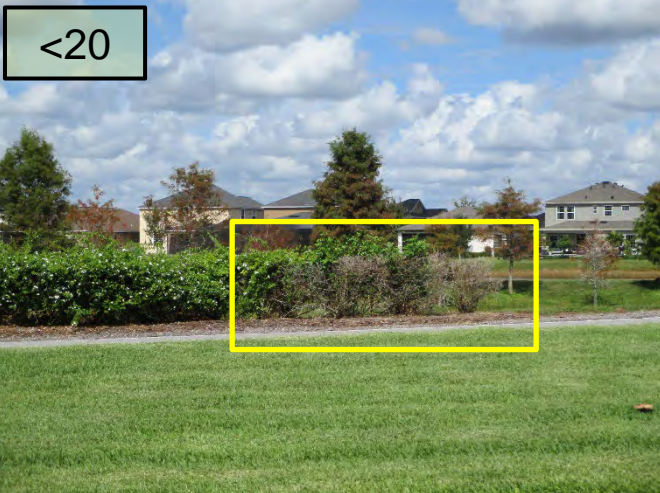
24. The Summer Sunset Jasmine still needs to be trimmed in the raised planter on the NE corner of Ballantrae & BBP. (Pic 24>)

25. A large area of turf at Brighton Lake and Ballantrae is very inundated with broadleaf weeds.

26. The ornamental grasses at the SW corner of Soccer Park are almost all brown. How often does someone come out and inspect plants for diseases or insects? Grasses especially seem to linger like this for long periods of time.



29. The bed in front of the Lotus Lawn sign remains full of weeds. There is also no delineation. I feel there is more at play other than age of plants resulting in the different appearance of the Blue Daze. (Pic 29)



27. In my opinion, turf in Soccer Park should be much greener. When was the last fertilization here and how often and for how long does irrigation run?

28. As mentioned previously, ornamental grasses seem to linger for long periods of time quite brown with no indication of being treated with anything. These are at the intersection of Aero Ave. and the west leg of Cadence Loop. Remove failing Flax Lily. Turf near the Aero Ave. lift station also appears very dry. (Pic 28>)





# Lotus Lawn, Jersey Pass, Ramble On Way Park

- 30. When was the last time fertilizer was applied to Lotus Lawn turf?
- 31. Flax Lilies have not been removed from the bench area on the south side of Lotus Lawn Park near a bench.

**32. The correct landscape enhancement has still not been completed in Frame Bend Park. By what date will this be completed?**

- 33. Interior Frame Bend Park beds remain weedy. (Pic 33)



- 34. Previously reported, the “hill-valley-hill” patterns are becoming more pronounced in the CDD-maintained side yard adjacent to the first home on the north side of Jersey Pass off Ballantrae. Mow patterns and machines must be altered. This will lead to scalped, weed-infested hills and fungus prone valleys. Turf also appears dry. (see below)



- 35. Eradicate grassy weeds in the perennial peanut on the south beds of Ramble On Park. **When will the District receive plants under warranty here from installing contractor? (Pics 35a & b>)**

- 36. Crews are not mowing the entire tract of Ramble On Way Park south. They are stopping short of the first house on the NE side of the park. The line should be parallel with house according to PCPA site. (Pic 36)



# Ramble On Way, Breakaway & Ballantrae, Cruiser Bend

37. More Fakahatchee Grasses are turning brown around the Lift Station on Ramble On Way in the new Phase 4.

38. The new fix for the washout at Ramble On & Everlong. (Pic 38)



39. **Too many dead brown weeds are being left in beds after they have been sprayed. These look as bad or worse than live green weeds. Referring back to the spec, weeds larger than 2" need to be pulled. (Pic 39)**



40. **For the fourth month in a row, the last tree on Ballantrae west of Breakaway Street needs to be lifted, as do many other trees on the property. (Pic 40>)**

41. Hand pull weeds from the Juniper in front of the mail kiosk at Cruiser Bend and Ballantrae.

42. By what date will Juniper straighten the leaning Sycamore on the back side of Cruiser Bend Park and the Red Maple at the front of the park? (Pic 42)



43. **It appears there is residential lawn debris dumping occurring on the south side of Slipstream at the wetland edge at the intersection of Tubular Run. (Pic 43>)**

44. The sideyard adjacent to the eastern –most house on Cruiser Bend west of Tubular Run still is not up to par with the lawns in front of the homes. It also appears very dry. (Pic 44>)



# BVD North to Terrazzo, Cruiser Bend West

45. Dumping is getting out of hand throughout much of the community – nearly at every dead end! (Pic 45>



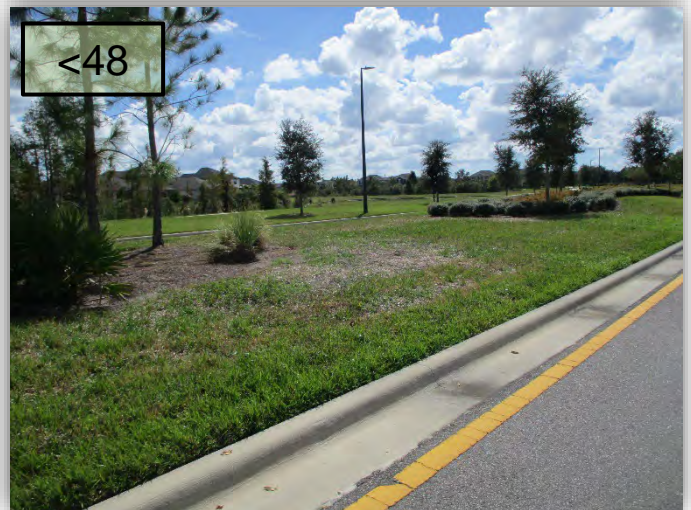
49. **The first Oak on the south side of the south leg of Cruiser Bend on the west side of BVD needs to be lifted.**



46. Not sure what is occurring here on the west side of BVD near the northern end. There seems to be a disturbance on the back side of the curb adjacent to a curb inlet. (Pic 46)

47. Treat dollarweed on the BVD median between Cruiser Bend and Breakaway as well as the west side of BVD north of the Cruiser Bend Townhomes.

48. **What is the status of the turf replacement on the BVD median between Terrazzo & Cruiser Bend? This occurred after water was left on for a very long time. (Pic 48>**



# Terrazzo & BVD, Game On Park, Balcony Breeze

**50. By what date will the dead Southern Red Cedar be removed from the lift station at BVD and Terrazzo?**

51. This turf on the NW corner of Crayford/Ballantrae & Terrazzo is not going to revive any time soon, if ever. Juniper needs to cut this out and replace at their expense. (Pic 51)



52. Is Juniper applying preventative insecticides to the Gold Mound that are defoliating throughout the property including at the SW corner of Game On Park? Maintain the Gold Mound at a consistent height on the north side of Terrazzo.

**53. Brown clumps of grasses remain on the berm between Game On Park and the open lawn.**

54. Top the Podocarpus on the north side of Terrazzo approaching Beeswax.

55. Hand pull tall weeds in the interior circular bed inside Yellow Brick Park.

56. Remove dead growth from the Flax Lily in the triangular island on the north end of Yellow Brick Park.

57. This turf on Jensen Lane at Boy Scout also needs to be cut out and replaced by Juniper. (Pic 57>)

58. Pull tall weeds in the newly planted bed on the west side of Yellow Brick Park.

59. When will the Plumbago be removed on Balcony Breeze past Richness Way?

**60. The sideyard buffer on the northwest side of Wisdom Trail Park has been sprayed but looks messy. Crews need to hand pull this debris. WEEDS TALLER THAN 2" MUST BE HAND PULLED AND NOT SPRAYED! (Pic 60)**



61. Remove broken Oak limb on the BVD median approaching Brighton Lake from the south.

62. Turf on the east side of BVD south of Brighton Lake is very dry looking. As is the CDD-maintained turf in front of the 5 homes on Brighton Lake.

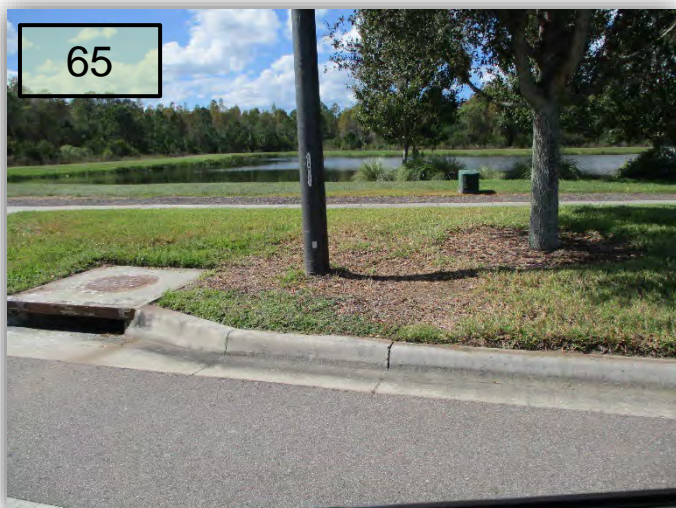


# Brighton Lake, Balcony Breeze, Broad Porch Run

63. Cut back Downy Jasmine to behind the curb on the BVD median between Brighton Lake & Terrazzo.

64. Hand pull all Spanish Moss up to a 15' height on all CDD-maintained trees.

65. By what date will the turf be installed on the west side of BVD near Brighton Lake at a streetlight? (Pic 65)



66. Hand pull weeds from the Juniper on BVD median south of Balcony Breeze.

67. Why is Juniper (the company) allowing large beds of Juniper (the plant) to decline and remain in place? There are more large beds on the BVD median in front of the clubhouse as well as on the north side of BVD in the same area.

68. Do not leave Sabal Palm debris piled under palms. This needs to be removed and disposed of off property.

69. Treat browning ornamental grasses on the east side of Broad Porch Run between Epic Cove and Amped Way.

70. In my opinion Broad Porch Run Park turf has never greened up this year even during the growing season. When was the last time this turf received fertilizer?

71. By what date will better looking Mammy Crotons be installed behind the mail kiosk in Broad Porch Run Park?

72. Remove dead Flax Lily at the north end of Broad Porch Run Park.

73. Turf along the Tour Trace ROWs appear to be dry west of Epic Cove.

74. The bed on the east side of Tour Trace opposite the lift station is still not being properly maintained. (Pic 74)



75. Detail the tree rings along the Tour Trace ROWs.

76. A Pine tree was staked on the south side of a home on the east side of Tour Trace by a small pond. Remove lodge poles



# November Rain, Winged Page, Frehley Parks

77. Once home construction is complete on November Rain, I will need to work with Juniper to re-do this cul-de-sac that has been destroyed by construction vehicles. (Pic 77)



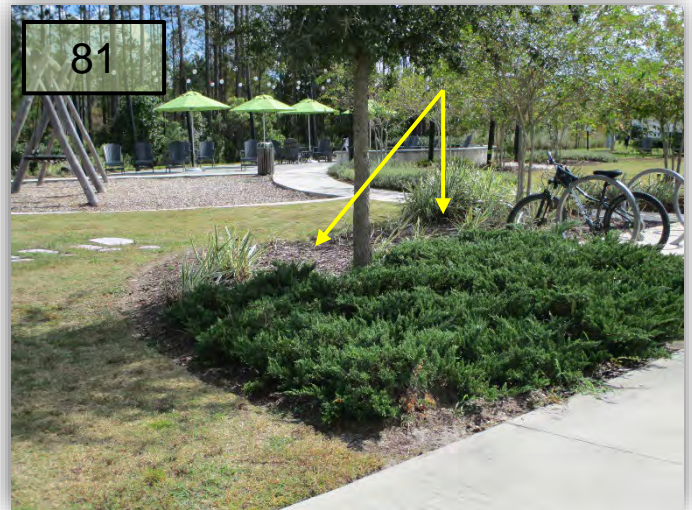
78. Remove dead growth from the Flax Lily on Lacewood Court and hand pull Spanish Needle and other large weeds.

79. Re-mount rain shutoff device at Winged Page Pl. cul-de-sac. These components also need to be cleaned off due to all the sooty mold from the Crape Myrtle Aphids. (Pic 79)



80. When was the last time Frehley Park Sr. turf was fertilized? The majority of this Bermuda turf actually appears to be dead. What has Juniper done thus far to treat this lawn? (Pic 80>)

81. Also, in the Frehley Park Sr., a large bed of Flax Lily needs immediate attention. Hand pull weeds in the Juniper and other beds. (Pic 81)



82. We'll monitor a defoliated tree knocked over in lan in Frehley Park Sr.. (Pic 82)



# Frehley Parks, Epic Cove, Acoustic Loop

- 83. Remove water shoots from an Oak in Frehley Park Jr..
- 84. Trim ornamental grasses away from the bench on Frehley Park Jr..
- 85. Treat dollarweed in the west ROW turf of Epic Cove approaching Acoustic Loop from the north.
- 86. There is an open-ended drip line on top of the root ball of the Oak at the south corner of Acoustic Loop.
- 87. Remove palm debris from beneath the cluster of palms on the west side of Epic Cove approaching Blue Lantana from the north.
- 88. The ornamental grasses on the west side of Blue Lantana Park need immediate attention. (Pic 88)



- 89. **Now that the resident on Alley "F" & Remembrance has nearly completed their pool construction and made repairs, the neighbor to their immediate north on Epic Cove is using the same access for their pool construction. (Pics 89a & b>**

# Proposals

1. If not already in the works, Juniper needs to provide a proposal to repeat the same planting of Pringles Podocarpus that is being proposed on the NW corner of Ballantrae & BBP on the NE corner.



2. Juniper to provide a proposal to remove a remaining root ball where a Red Maple died and was removed in the BVD west ROW in front of the 4625 BVD townhome. Replace with a 3" caliper Live Oak. Proposal must include the construction of a water saucer surrounding the entire rootball and the installation of a flood bubbler. (Pic 2)



3. On the west side of Broad Porch Run in the last block between Remembrance Way & Epic Cove between parallel parking spaces, remove a bed of failing Gold Mound and replace with 3 Gal., FULL Mammy Crotons, 24" oc. (Pic 3>)





## **Tab 2**



November 16

# District Manager's Report

# 2022

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## UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 28, 2022
- **FY 2020-2021 Audit Completion Deadline:** March 31, 2022 - Completed
- **Election Results: Seats:** 1 - Stephen Babon
- 2- Nancy Pettit 3 – Landowner TBD
- **Bonds Eligible for Refunding:** Series 2016 – 5/1/2026

<u>FINANCIAL SUMMARY</u>	<u>7/31/2022</u>
General Fund Cash & Investment Balance:	\$687,787
Reserve Fund Cash & Investment Balance:	\$245,360
Debt Service Fund Investment Balance:	\$2,071,949
<b>Total Cash and Investment Balances:</b>	<b>\$3,005,096</b>
<b>General Fund Expense Variance: \$29,629</b>	<b>over budget</b>
<b>Percentage of budget remaining 12%</b>	

**Access Agreements** – There are currently 8 in place and 1 pending execution.

**Aquatics & Wetlands** – Advanced Aquatics began service on Nov. 8<sup>th</sup>.

## **Tab 3**

**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, October 26, 2022, at 1:03 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:

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>Field Services Manager, Rizzetta &amp; Co, Inc.</b>
Alyssa Wilson	<b>District Counsel, Kutak Rock</b>
Josh Burton	<b>Representative, Juniper</b>
Tommy Tito	<b>Representative, Clearview Land Design LLP</b>
Deneen Klenke	<b>HOA President, Brookfield</b>

Audience

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

The CDD Board of Supervisors' meeting was opened at 1:03 p.m. and a quorum was verified.

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

There were the following audience comments; an email received requesting flashing crosswalk sign at Ballantrea School entrance. The Board stated this is a County issue and needs to be addressed with them; a resident requested a no parking sign in the ROW and the Board stated this is also a County issue.

51 **THIRD ORDER OF BUSINESS** **Special Business Items**

52  
53 Advanced Aquatics, Aquatic Weed Control, CrossCreek Environmental, Sitex and  
54 Steadfast presented their Aquatics Maintenance and Buffer proposals. The Board  
55 discussed all proposals.  
56

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved to award the contract for aquatic maintenance and wetland buffer maintenance to Advanced Aquatics, CDD Board meeting, for the Bexley CDD.

57  
58 **FOURTH ORDER OF BUSINESS** **Staff Reports**

59 **A. District Counsel**

60 Present and no report.

61 **B. District Engineer**

62 Present and no report.

63 **C. Landscape Inspection Report**

64 Present and reviewed the report with the Board. Mr. Toborg informed the board  
65 that November 1, 2022 that the bi-weekly mowing schedule will begin.

66 **D. Landscape Report**

67 **1. Consideration of Annual Mulch Proposal**

68 On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously  
69 approved the Chairman to approve the mulch proposal with a NTE of \$120,000.00, CDD  
70 Board meeting, for the Bexley CDD.

71 **2. Consideration of Top Choice finished landscape Proposal**

72 On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously  
73 approved the Top Choice finished landscape proposal, CDD Board meeting, for the  
74 Bexley CDD.

75 **3. Consideration of Top Choice for parks Proposal**

76 On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously  
77 approved the Top Choice for parks proposal, CDD Board meeting, for the Bexley CDD.

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86 **4. Clubhouse Manager**

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88 The Board reviewed the Clubhouse Manager report.

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90 **E. District Manager**

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92 The Board received a District Manager update from Ms. Goldyn, she informed  
93 the Board that their next meeting will be held on November 16, 2022, at the  
94 Offices of Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100,  
95 Wesley Chapel, FL 33544, at 1:00 p.m.

96  
97 Ms. Goldyn presented the District Manager's Report to the Board of Supervisors.

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99 **FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Meeting held on  
August 24, 2022**

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102 On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously  
approved the Minutes of the Board of Supervisors' Meeting held on August 24, 2022,  
CDD Board meeting, for the Bexley CDD.

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104 **SIXTH ORDER OF BUSINESS**

**Ratification of playground mulch  
proposal**

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106 On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously  
ratified the playground mulch proposal, for the Bexley CDD.

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108 **SEVENTH ORDER OF BUSINESS**

**Ratification of Egis proposal**

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110 On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously  
ratified the Egis proposal, for the Bexley CDD.

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112 **EIGHTH ORDER OF BUSINESS**

**Ratification of CUS 412-413**

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114 On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously  
ratified the CUS 412-413, for the Bexley CDD.

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116 **NINTH ORDER OF BUSINESS**

**Supervisor Requests**

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123 There were no Supervisor Requests at this time.

124 **TENTH ORDER OF BUSINESS**

**Adjournment**

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On a motion from Mr. Blakley, seconded by Mr. Williams, the Board unanimously approved to adjourn the meeting at 2:03 p.m., for the Bexley CDD.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman