



Rizzetta & Company

Bexley Community Development District

Revised Agenda Board of Supervisors' Meeting January 25, 2023

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 Nancy Pettit Stephen Babon	Chairman Assistant Secretary Assistant Secretary Assistant Secretary Assistant Secretary
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

January 24, 2023

Board of Supervisors
Bexley Community
Development District

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, January 25, 2023, at 1:00 p.m.** at the offices of Rizzetta & Co., located at 5844 Old Pasco Rd., Suite 100. The following is the revised final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. SPECIAL BUSINESS ITEMS**
 - A. Presentation of Oath of Office.....Tab 1
 - B. Consideration of Resolution 2023-01, Canvassing and
Certifying Landowner Election.....Tab 2
 - C. Consideration of Resolution 2023-02, Appointing Officers...Tab 3
- 4. STAFF REPORTS**
 - A. District Counsel
 1. Review of Memorandum and Resolution Adopting
Records Retention Policy.....Tab 4
 - B. District Engineer
 - C. Aquatic Report.....Tab 5
 - D. Landscape Inspection Report.....Tab 6
 - E. Landscape Report
 1. Ratification of Winter Flowers proposal.....Tab 7
 - F. Clubhouse Manager
 1. Presentation of Clubhouse Report.....Tab 8
 2. Discussion regarding credit card increase
 - G. District Manager
 1. Presentation of District Manager's Report.....Tab 9
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors
Meeting held on November 16, 2022.....Tab 10
 - B. Consideration of the Minutes of the Landowners Election
Meeting held on November 16, 2022.....Tab 11
- 6. BUSINESS ITEMS**
 - A. Consideration of LLS Tax Solutions, Inc. Engagement
Agreement.....Tab 12
 - B. Consideration of Tri-Party Agreement.....Tab 13
 - C. Consideration of Special Warranty Deed – CDD tracts
in the plat of Bexley South Parcel 3 Phase 1 – Lot D
Replat.....Tab 14
 - D. Consideration of Bill of Sale – CDD tracts in the plat of
Bexley South Parcel 3 Phase 1 – Lot D Replat.....Tab 15

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.

Sincerely,
Jennifer Goldyn
District Manager

Tab 1

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing oath was administered before me this ____ day of _____, 20____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Bexley Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Tab 2

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Bexley Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District until such time as the Board of Supervisors can be elected by qualified electors of the District; and

WHEREAS, such landowners meeting was held on November 16, 2022, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

SECTION 1. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

<u>John Blakley</u>	Seat 3	Votes <u>64</u>
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SECTION 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

<u>John Blakley</u>	4 year term
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SECTION 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 25th day of January 2023.

ATTEST:

**BEXLEY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 3

RESOLUTION 2023-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEXLEY
COMMUNITY DEVELOPMENT DISTRICT APPOINTING OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Bexley Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Jennifer Goldyn is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, and Assistant Secretaries.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 25th DAY OF JANUARY, 2023.

**BEXLEY COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

Tab 4

MEMORANDUM

TO: BEXLEY COMMUNITY DEVELOPMENT DISTRICT BOARD OF
SUPERVISORS

FROM: ALYSSA WILLSON

DATE: JANUARY 25, 2023

RE: PUBLIC RECORDS RETENTION

The purpose of this memorandum and attached resolutions are to update and/or establish the District's Records Retention Policy, including to reflect management of transitory messages and establishment that the electronic record is considered the official record.

The District essentially has two options to ensure compliance with applicable Records Retention laws.

First, the District can adopt the Florida Records Retention Schedules modified to ensure the District is also retaining the records required by federal law and the trust indenture. This option allows for the timely destruction of records while ensuring that the District's policy is in compliance with state and federal laws. Kutak Rock has prepared a resolution that implements this option, and it is attached hereto as **Option 1**.

Second, a District can adopt the Florida Records Retention Schedules as written and adopt a policy that states that the District will not be destroying any records at this point in time, with the exception of Transitory Messages. Kutak Rock has prepared a resolution that implements this option, and it is attached hereto as **Option 2**.

It is important to note that the District could change its Records Retention policy at a later date so long as the District's amendment was consistent with the notice and hearing provisions found in Chapter 190.

OPTION 1

RESOLUTION 2023-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Bexley Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the

individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of January 2023.

ATTEST:

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: District Amendments to General Records Schedules Established by the Division

Exhibit A

District Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

OPTION 2

RESOLUTION 2023-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Bexley Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the

individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include, but not be limited to, the following:

- A. Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B. Coordinate the District's records inventory;
- C. Maintain records retention and disposition forms;
- D. Coordinate District records management training;
- E. Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F. Participate in the District's development of electronic record keeping systems.
- G. Submit annual compliance statements;
- H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. Notwithstanding the foregoing, the District shall only retain Transitory Messages until the Transitory Message is obsolete, superseded or administrative value is lost in accordance with *the General Records Schedule for State and Local Government Agencies, Item #146*, as incorporated by reference in Rule 1B-24.003(1)(a), Florida Administrative Code. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic change does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of January 2023.

ATTEST:

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: General Records Schedules, GS1-SL and GS3

Composite Exhibit A

General Records Schedules Established by the Division (GS1-SL and GS3)

[attach, if Option 2 adopted]

Tab 5



Bexley Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
1/10/2023

Prepared for:
Bexley
Community Development District

Prepared by:
Tom Donaghy, Service Manager
Doug Agnew, Senior Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



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Waterway Inspection Report | Page 2

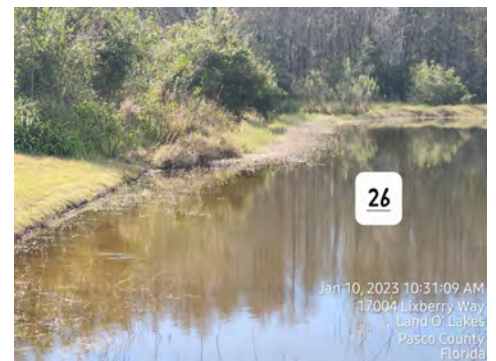
Site Assessments

Pond 26

Comments:

Normal Growth Observed

Trace amount of algae observed and treated. Invasive grasses within pond are defoliated as a result of previous treatments.

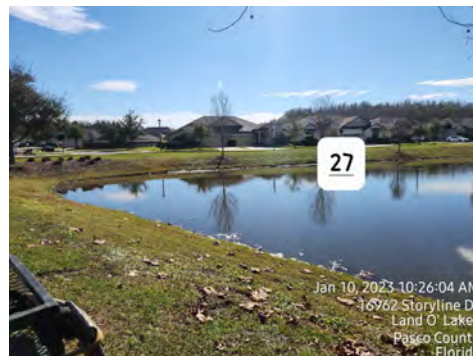


Pond 27

Comments:

Site Looks Good

Spot sprayed trace amounts of Torpedograss.



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Site Assessments

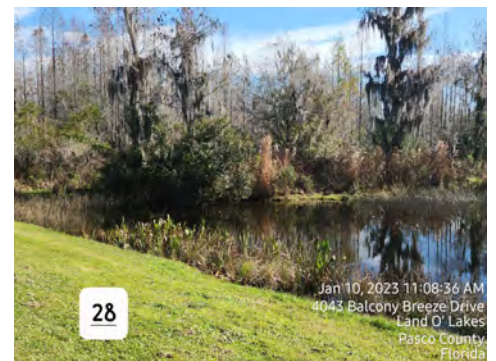
Pond 28

Comments:

Normal Growth Observed

Algae observed and treated.

Trace amount of native aquatic plant growth noted.



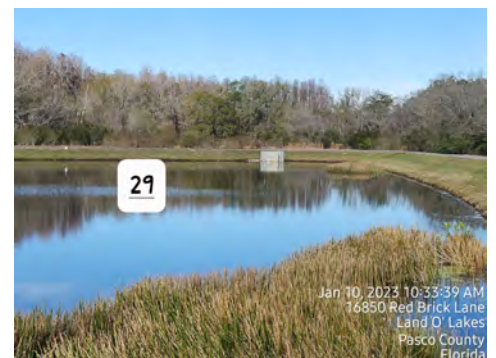
Pond 29

Comments:

Site Looks Good

Treated Algae near the shoreline.

Observed healthy grouping of the beneficial native aquatic plant Gulfcoast Spikerush.



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Site Assessments

Pond 30

Comments:

Normal Growth Observed

Trace amount of Algae observed and treated. Invasive grasses within pond are defoliated as a result of previous treatments.



Pond 31

Comments:

Site Looks Good

Trace amount of Algae observed and treated.



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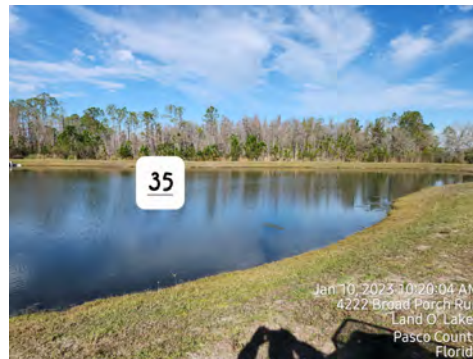
Site Assessments

Pond 35

Comments:

Site Looks Good

Trace amount of Algae observed and treated.

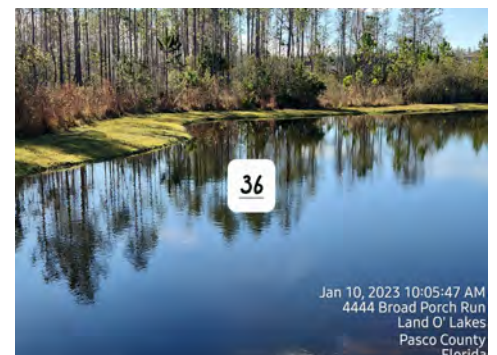
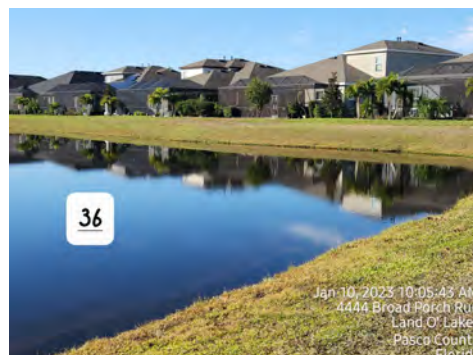


Pond 36

Comments:

Site Looks Good

Spot sprayed trace amount of Torpedograss. No algae observed at this time.



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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

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Site Assessments

Pond 37

Comments:

Normal Growth Observed

Torpedo amounts of Torpedograss and algae observed and treated.

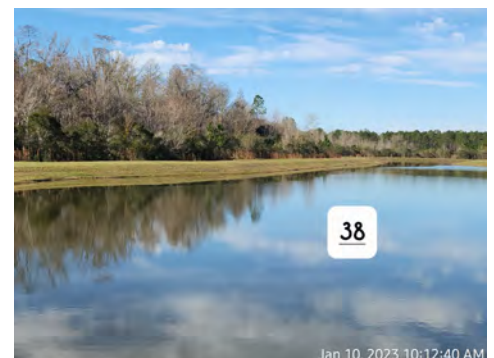
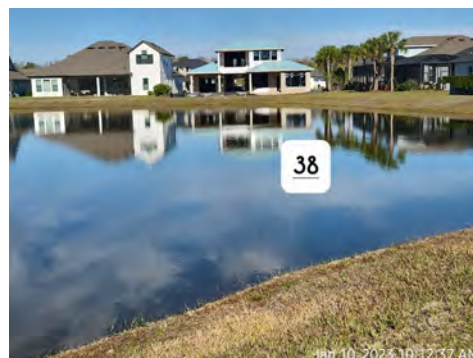


Pond 38

Comments:

Site Looks Good

Spot sprayed Torpedograss. No algae observed at this time.



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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Site Assessments

Pond 41

Comments:

Normal Growth Observed

Observed and treated algae near the shoreline.

Observed small groupings of the beneficial native aquatic plant Gulfcoast Spikerush.



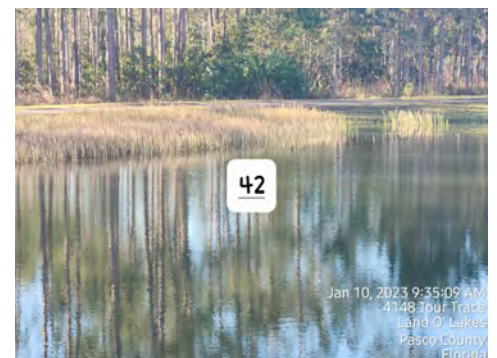
Pond 42

Comments:

Site Looks Good

Trace amount of algae and Torpedograss observed and treated.

Observed healthy grouping of the beneficial native aquatic plant Gulfcoast Spikerush.



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lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Site Assessments

Pond 43

Comments:

Normal Growth Observed

Torpedograss defoliated as a result of previous treatments Spot sprayed trace amount of remaining Torpedograss.



Pond 44

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Site Assessments

Pond 45

Comments:

Site Looks Good

Trace amount of algae along the shoreline observed and treated.

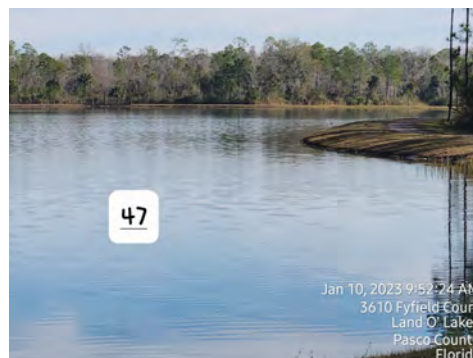


Pond 47

Comments:

Normal Growth Observed

Trace amounts of submersed aquatic weed Hydrilla observed and treated.



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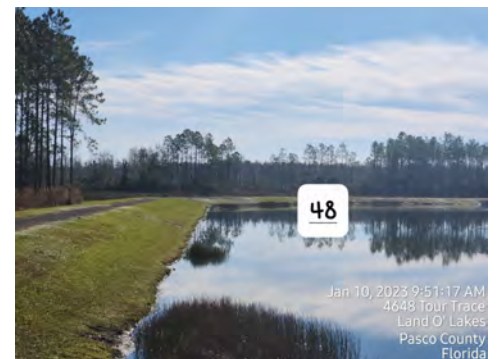
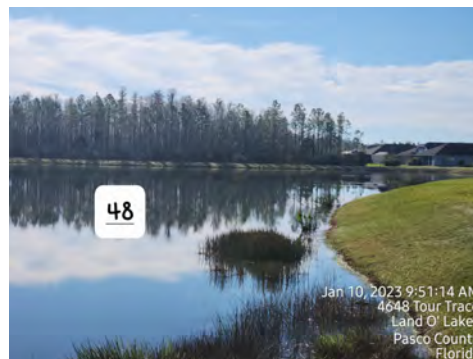
Site Assessments

Pond 48

Comments:

Normal Growth Observed

Algae along the shoreline observed and treated.

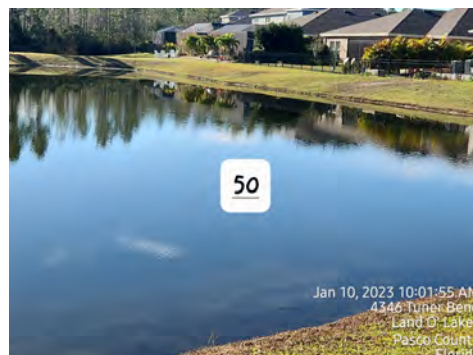


Pond 50

Comments:

Site Looks Good

Spot sprayed Torpedograss. No algae observed at this time.



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Waterway Inspection Report | Page 11

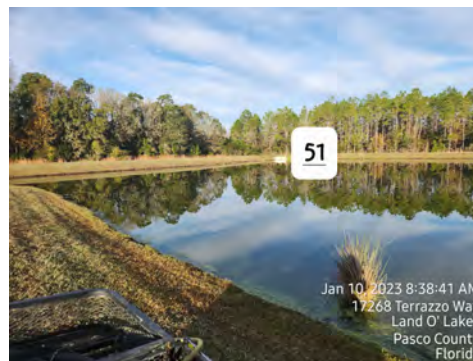
Site Assessments

Pond 51

Comments:

Site Looks Good

Algae along the shoreline observed and treated.



Pond 52

Comments:

Site Looks Good

Trace amounts of algae observed and treated.



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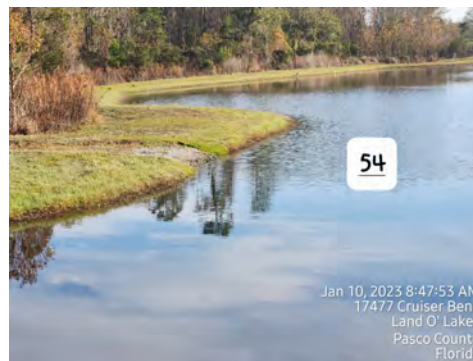
Site Assessments

Pond 54

Comments:

Site Looks Good

Spot sprayed trace amounts of Torpedograss. No algae observed at this time.

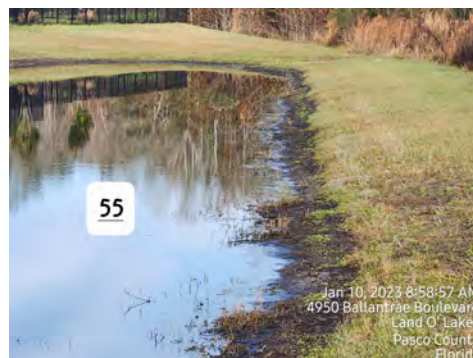


Pond 55

Comments:

Normal Growth Observed

Torpedo grass defoliated as a result of previous treatments. Algae observed and treated.



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Site Assessments

Pond 56

Comments:

Site Looks Good

Trace amounts of Torpedograss and algae observed and treated.

Native aquatic plant growth along shoreline.



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Management Summary/Recommendations

Weekly visits every Tuesday for treatment of the Bexley CDD ponds continue to produce positive results since our program commenced November 1st. The weekly service visits are dedicated to focusing on the ponds and intended to become more of a PRO active strategy vs. a reactive mindset.

Our next report scheduled presented in February 2023 will detail the January pond summary for pond #'s 51- 84.

Pond #'s 7 & 8 (located off of Wisdom Trail) have been received Midge Fly larvicide treatments on 12/13/22, 12/23/22 & 1/3/23.

Advanced Aquatic is making significant progress with the management of the wetland conservation buffer area maintenance and wetland mitigation areas. We are targeting these areas with our full crew three days per month and we will present the 1st Quarterly Photo Summary (November-January) of the work within all these areas. This will be ready in time for the Feb. 2023 CDD meeting.

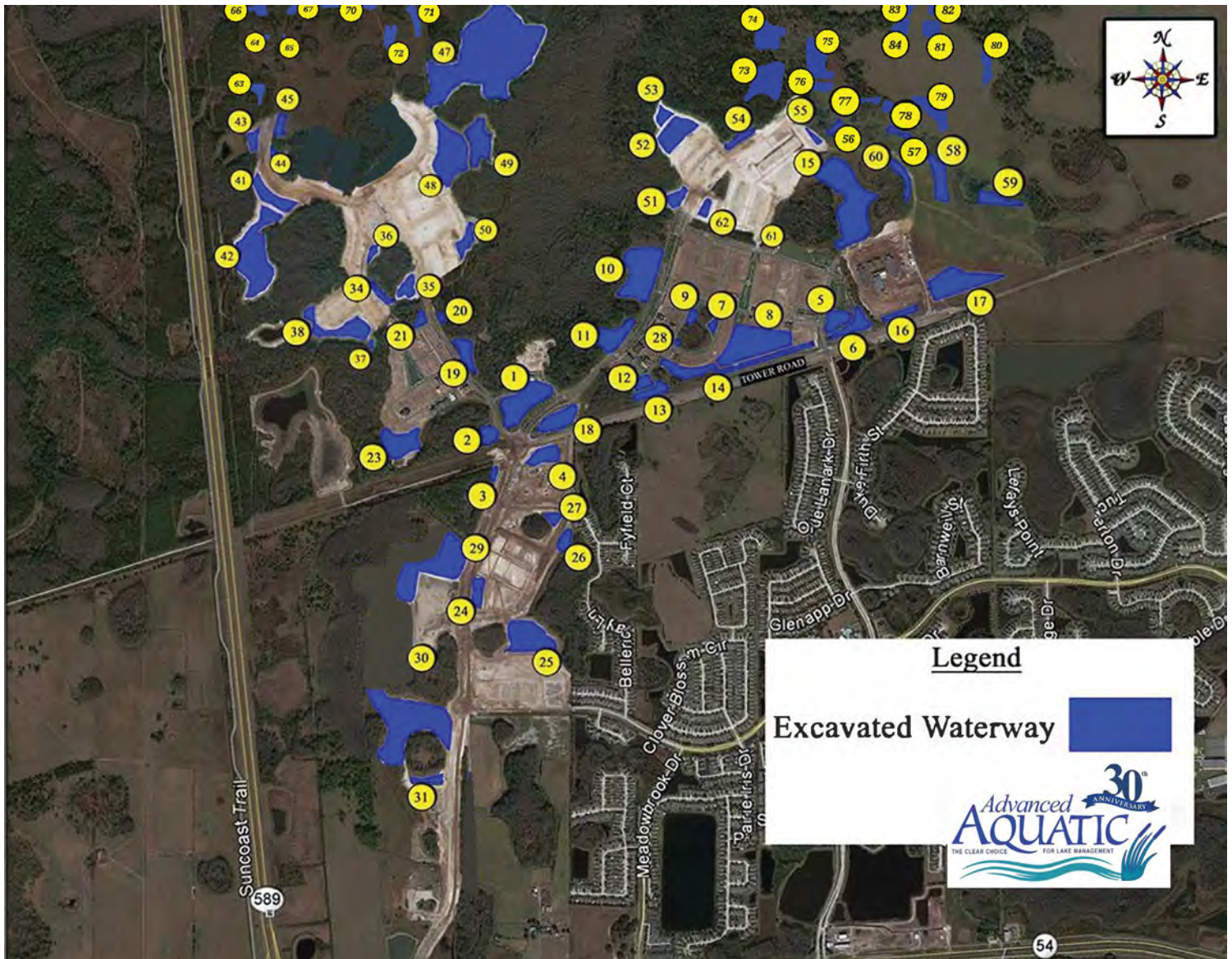
Look forward to attending the upcoming Bexley CDD meeting on 1/25/23. Thank you for the opportunity to be of service!



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lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
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Map



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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
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Tab 6

BEXLEY

LANDSCAPE INSPECTION REPORT



December 14, 2022
Rizzetta & Company
John Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Event

- The next fertilization applications will take place in February.
- Due to a pre-emergent herbicide being applied to the soccer field, over-seeding with a winter rye mix will not take place until the week of January 17th.
- A lot of turf was replaced on the north ROW of Ballantrae across from the school.
- After the threat of freezing weather has passed, but before the spring flush of new growth, all Crape Myrtles must have Spanish Moss removed from the entire tree and be pencil-pruned (or thumb-pruned ... slightly larger than pencil pruning). Spanish Moss must also be removed from all other CDD-maintained trees up to a height of 15'.
- All irrigated areas have been treated with TopChoice during the last week of November. It may take up to 90 days for a complete kill.
- Approximate start date for mulch is December 27th (app. a 3-week process)

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. Juniper needs to remember that all annual beds need to be raised to a height of 8"-10" during either the spring or summer annual flower rotation and maintained at that height, bringing in new potting soil as required. Currently, beds are flat to the ground.
2. Juniper will flush cut these five (5) non-performing Crape Myrtles and one (1) dead Bald Cypress on the Mentmore roundabout. (Pics 2a & b>)
3. **Water is collecting on the west side of Bexley Village Dr. (BVD) adjacent to the new Goddard School. Juniper to inspect to make sure this is not the CDD's irrigation system.**
4. Make sure there is not a fungal issue with the Feijoa on the Balance Cove median. If so, treat accordingly. If it is, this can spread very quickly and affect the other plants. (Pic 4>)



Balance Cove Park, Bud Bexley Parkway, Ramble On Park

5. 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)
6. Brown Patch is appearing on the turf of the BVD median south of the Bud Bexley Parkway (BBP) roundabout. Both it and weeds have been treated as well as dollar weed on the roundabout.
7. By what date will all ornamental grasses be cut to low mounds?
8. **I photographed this last month showing drainpipes lying in the turf and plant beds on the north side of BBP across from the newest construction area. This is how it looks now. There are ruts in the turf and a large portion of the Gold Mound is defoliated. (Pic 8>)**



9. Near the eastern end of a bed on the back side of the trail east of the area noted above, there are 3-4 dead plants. These need removed.
10. The landscape bed in front of the Lotus Lawn monument still needs to be delineated.

11. Inspect browning Fakahatchee Grasses in Lotus Lawn at the intersection of Cadence loop and Frame Bend. Treat accordingly.
12. Perennial Peanut is not thriving at the cross park between the two legs of Ramble On Way nor at the southern ROW of Ramble On Park.



13. Is there an irrigation issue in Ramble On Park causing one side to be nice and green and the other not so much? (Pic 13)



14. I think a small area of St. Augustine at the Cruiser Bend mail kiosk needs to be cut out and replaced. This is not foot traffic damage. (Pic 14>)
15. There is more stressed turf at the intersection of Ballantrae along Slipstream.

Tubular Run, Cruiser Bend, Bexley Village Dr. North

16. Many tree rings contain fire ant mounds. TopChoice was applied in November and takes about 90 days for a full effective kill. Once mound is dead crews need to return to these mounds and spread out the soil to re-expose turf or mulch.

17. We have received many complaints from the resident adjacent to this sideyard tract at Tubular Run and Cruiser Bend. Juniper has performed a core aeration, taken a soil sample and treated the weeds. The soil sample came back with a high pH of 7.9 (Alkaline) as well as a high calcium content. Due to this test result, Juniper will alter the fertilizer formula for the turf in this area and present as a response to this report. Juniper to continue to spot treat turf weeds. (Pics 17a & b>)



18. Turning north onto Bexley Village Dr. (BVD) from the east leg of Cruiser Bend, a Juniper bed is quite weedy.

19. Leave all freeze damaged hedges alone until early to mid-March and plant no landscape enhancements.

20. There are several trees on the south ROW of BVD between Cruiser Bend and Breakaway that still need to be lifted.



21. Heading south on BVD from the northern dead end, there is a large patch of what is probably Brown Patch Fungus. Treat accordingly. (Pic 21)



22. Hand pull weeds in the landscape beds at BVD and Everlong.



Terrazzo, Game On Park, Yellow Brick Park

23. Several trees still need to be lifted on the north side of Terrazzo.

24. Turf has been replaced on the BVD median between Terrazzo Way and Cruiser Bend. It is also across from the school on Ballantrae. It is also being replaced here on the north side of Terrazzo. (Pic 24)



25. Has Juniper been able to determine the cause of the Gold Mound defoliating here approaching Game On Park on Terrazzo as well as other locations? Please provide a response and plan for remediation. (Pic 25)



26. Hand pull weeds from the Juniper beds on the north side of Terrazzo near Welling Terrace. Podocarpus still need to be tipped in these beds.

27. Hand pull weeds from the bike park.

28. Lift trees in Yellow Brick Park.

29. Clean up the Flax Lily bed on the north end of Yellow Brick Park.

30. Sod has also been installed on the west side of Yellow Brick Park at Jensen Lane & Boy Scout. (Pic 30)



31. Tip the Tree Ligustrum in the southern portion of Yellow Brick Park.

32. Make sure all trees are de-mossed per spec before the spring flush of new growth and that Crape Myrtles are pencil pruned (or perhaps as thick as thumb pruned).

33. Tip the Tree Ligustrum in the sideyard buffer adjacent to the first house on the west side of Broad Porch Run heading north. (see below)



Broad Porch Run, Tour Trace, Epic Cove, Alley "F"

34. The Brown Patch on the east side of Broad Porch Run across from the Courtyard Loops and Remembrance has been sprayed. We will keep on it in case further treatments are required. Usually, it is treated every 10-14 days until no new symptoms occur. (Pic 34)



35. The turf on Tour Trace at Epic Cove needs to be cut out and replaced by Juniper. Not sure what occurred here. (Pic 35)

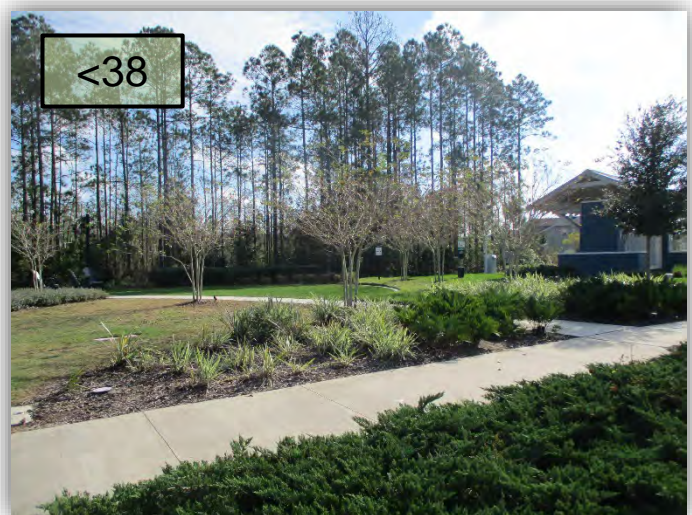


36. Treat brown Fakahatchee Grasses on November Rain and hand pull Spanish Needle.

37. Hand pull Spanish Needle from Lacewood Ct.

38. Juniper needs to clean up the beds of Flax Lily in Frehley Senior Park. Remove water shoots from the Oak in Frehley Junior Park closest to the intersection. (Pic 38>)

39. Latest update regarding the northern home on the west side of Alley "F" at Epic Cove. (Pics 39 a & b)



Proposals

1. Juniper to provide a proposal to remove any existing Flax Lily on the BVD median just south of the BBP roundabout and replace with 3 Gal., FULL Texas Sage on 24" centers. Keep plant centers at least 24" back of curb and at least 3' from tree trunk. Proposal must ensure 100% operable irrigation and 100% coverage. (Pic 1)



2. Juniper to provide a proposal to remove failing plants in two of three Flax Lily beds in Frehley Senior Park and replace with 3 Gal., FULL Texas Sage on 24" centers. (Pics 2a & b>)



BEXLEY

LANDSCAPE INSPECTION REPORT



January 12, 2023
Rizzetta & Company
John Toborg – Division Manager
Landscape Inspection Services



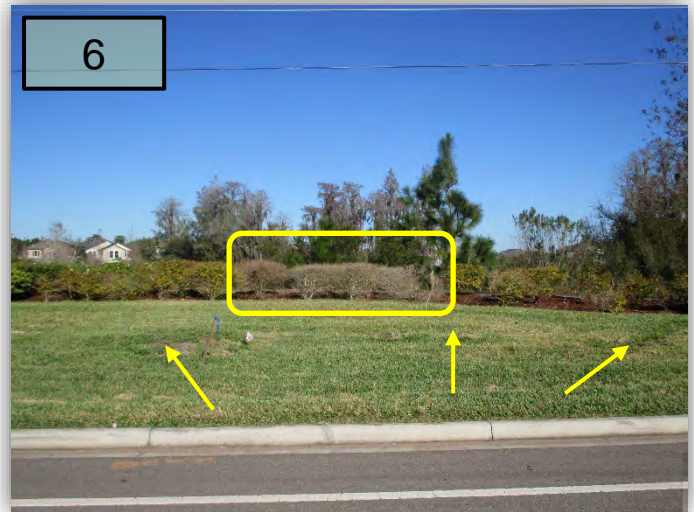
Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Event

- During the month of February, all St. Augustine turf shall receive an application of 3175 lbs. (75 – 50 lb. bags) of 24-0-11 fertilizer with a pre-emergent herbicide.
- 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.
- Before the next installation of annuals takes place, ALL beds must be built up to a height of 8"-10" above surrounding grade.

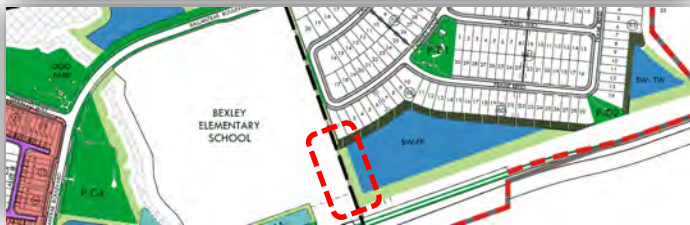
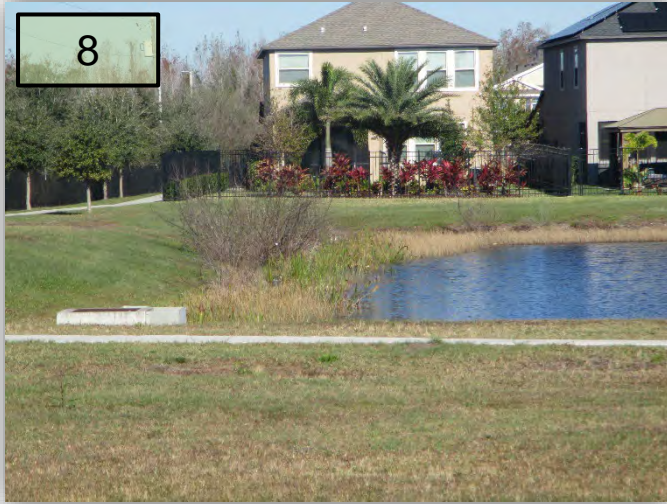
The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates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

1. Juniper must schedule time to de-moss trees including Bald Cypress around all ponds. This must be complete prior to the spring flush of new growth.
2. Some of the ornamental grasses on the Bexley Village Dr. (BVD) median south of Balance Cove, although cut down, were not cut low enough. Warm-season ornamental grasses should be cut to a low mound of 3"-6".
3. De-moss and lift Oaks in Balance Cove Park.
4. Juniper to determine if the tree bubblers in Balance Cove Park are part of an active irrigation zone. Also, determine if they are on a stand-alone zone. If they are, this zone should be abandoned as these trees are established and also receive water from the turf irrigation. Once abandoned, lavender drip tube should be removed from above the root balls, especially where it is clinging to the tree trunk.
5. As a reminder, no winter cutbacks or landscape enhancement plantings until early to mid-March.
6. In the same area where the GC from the construction site on the south side of Bud Bexley Parkway (BBP) laid some large pipes in the north BBP ROW (reported a couple months ago), Gold Mound continues to defoliate. Has Juniper been able to determine why? **Ruts remain in this turf.** (Pic 6)
7. Mowers need to be more careful when mowing especially along the back sides of curbs. More than likely, the mower's tires on one side are resting on the curb. The turf is quite thick. The other tires are in the turf a few feet behind the curb causing the immediate area behind the curbs to be scalped.



Bud Bexley Parkway, Clubhouse, Soccer Park, Ramble On Way

8. There is tall, dead debris around the pond bank SW-FF between Frame Bend and BBP. If this originates at or below the normal water line, the aquatics maintenance company needs to cut it down and dispose of. If it is on the pond bank, Juniper needs to do the same. (Pic 8 and below)



9. There is an upside-down street sign (YIELD?) on the north side of BBP a couple hundred feet east of Ballantrae.
10. Most of the Bald Cypress surrounding the large pond in front of the club are full of Spanish Moss.
11. **The Soccer Park is due to be over-seeded with Winter Rye January 30th.**
12. **On the north ROW of Aero Avenue, the failed bed of Blue Daze has been removed, irrigation has been changed from drip line to sprayheads and the turf will be installed the week of January 16th. Turf must be cut in at the curb line.** Make sure irrigation is adjusted to water every day for a few minutes. (Pic 12>)

13. **Mulch is in the process of being completed.**

14. Treat all active fire ant mounds. More are popping up. We should be nearing the date as to when nearly a 100% kill has been achieved as TopChoice was applied in November. Once a mound is dead, crews need to return and spread soil to re-expose turf or mulch.

15. Hand pull the cattails growing in the Muhlygrass bed in the NW corner of the Ramble On Way south park.

16. Check the irrigation in the ROW outside the lift station on the north leg of Ramble On Way. (Pic 16)



Cruiser Bend, Slipstream, Game On Park, Yellow Brick Park

17. Mulch installation has not yet reached the Ballantrae or Slipstream, Cruiser Bend areas.

18. Going into spring, Juniper must plan on cutting all Dw. Firebush to within 3"-6" of the ground, regardless of the extent of winter damage.

19. Pine Straw installation is scheduled for the week of January 16th. Do not forget the trails surrounding the dog park as well as the berm between Game On Park and the open lawn.

20. Make sure this large area of Brown Patch fungus remains on the Juniper Spray Tech's radar. It is located on the southbound lanes of BVD between the northern dead end and Everlong. (Pic 20)



21. Turning south onto BVD from the south leg of Cruiser Bend, lift the first Oak on the west ROW of BVD.

22. Gold Mound remains defoliated approaching Game On Park from the west. (Pic 22>)

23. Maintain the Gold Mound and Feijoa on the north side of Terrazzo at a consistent height, although differ the heights of the two species for a terraced effect..

24. There is still active dollarweed in the turf of Yellow Brick Park.

25. Inspect yellowing of turf in Yellow Brick Park. Treat accordingly. This may be the onset of fungus.

26. Remove dead growth from the triangular island on the north side of Yellow Brick Park.

27. Gold Mound is also defoliated on the west side of Yellow Brick Park. Diagnose and treat accordingly. (Pic 27)



28. Tip the Tree Ligustrum in the south portion of Yellow Brick Park. Continue the lifting "clear trunking" of the lower portion of these trees.



Wisdom Trail Park, Epic Cove, Alley "F"

- 29. Remove palm saplings from the parallel parking space islands on the east side of BVD, west of Wisdom Trail Park.
- 30. After early to mid-March, cut the Crinum Lilies at BVD and Brighton Lake to the ground.
- 31. Tip the new growth from the plants on the parallel parking space islands on the west ROW of Broad Porch Run near the Courtyard Loops and Remembrance Way.
- 32. Do we need to be addressing the re-emerging Paspalum in Broad Porch Run Park before it begins to dominate again? (Pic 32)



- 33. We need to notice the northern-most resident on Epic Cove just south of Tour Trace. Much of the shrub buffer behind this home has been removed and what is there is being manicured as opposed to be kept more natural. (Pic 33>)

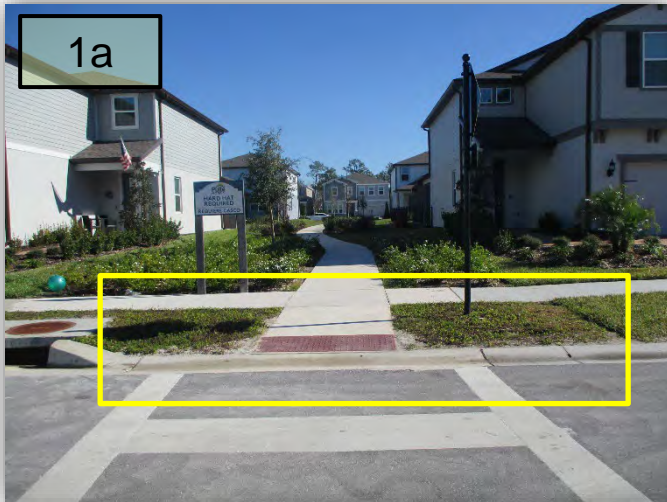
- 34. Treat the brown Fakahatchee Grasses on the November Rain cul-de-sac before cutting them to low mounds. (Pic 34>)
- 35. The Flax Lily beds in Frehley Park Senior still need to be cleaned up.
- 36. There is still an Oak in Frehley Park Junior that need water shoots removed.

37. Alley "F" update. (Pic 37)



Proposals

1. Juniper to provide a proposal to eliminate the Perennial Peanut beds at either end of the pass-thru park from one side of Ramble On Way to the other, the southern ROW of Ramble On Park and the north end of the triangular park near the lift station northwest of the new Phase 4 amenity and replace with St. Augustine turf. Retrofit irrigation like what was done at Aero Avenue.
(Pics 1a, b, c & d>)



2. Juniper to re-propose the removal and replacement of the Perennial Peanut in the 4-5 beds at the BVD/Everlong intersection.
3. Juniper to provide a proposal to fill in two beds on either side of the south leg of Cruiser Bend (west side of BVD) with 3 Gal., FULL Evergreen Giant Liriope, 24" oc. (Pic 3>)



Tab 7



Proposal

Proposal No.: 188695

Proposed Date: 11/18/22

PROPERTY:	FOR:
Bexley CDD Jennifer Goldyn 16950 Vibrant Way Land O Lakes, FL 34638	Winter flowers Bexley CDD



Winter Flowers for CDD areas.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Plant Material					\$6,250.00
S-Winter Flowers	2500.00	EA	\$2.50	\$6,250.00	
Fuel Surcharge 3.0%					\$187.50
Fuel Surcharge	6250.00	EA	\$0.03	\$187.50	
				Total:	\$6,437.50

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

<u><i>Jennifer Goldyn-Leon</i></u>	<u>12.1.22</u>
Signature (Owner/Property Manager)	Date
<u>Jennifer Goldyn-Leon</u>	
Printed Name (Owner/Property Manager)	
<u><i>Charlie Hemelgarn</i></u>	<u>11/18/22</u>
Signature - Representative	Date

Tab 8



Bexley CDD
16950 Vibrant Way
Land O' Lakes, FL 34638

January 2023 Clubhouse Operations/Maintenance Updates

- Routine maintenance for the CDD amenities and HOA amenities
- Routine inspection of dog parks and CDD playgrounds
- Tightened screws at chime park furniture
- Replaced life preserver rings at pool
- Replaced garbage lid at Gimme 10 playground
- Replaced garbage lid at Game On playground
- AC unit at clubhouse had semi-annual PM
- Gas firepit was vandalized – removed bricks and repaired
- Replaced stretch bands for exercise station
- Tightened all screws on dog park furniture
- Adjusted time on Phase 4 pool for the maglocks to close at 6pm due to vandalism
- . Scott Conway is our new maintenance person on site
- Met with Chris Layman, USDA on Hog issues
- USDA Regional Director and Chris are meeting with me on Friday, 1-20-23



Rizzetta & Company

-

Chime park string lights and rope lights not working due to Lighting or voltage surge from the new housing construction. All electrical parts went bad.

- a. Replaced two rope light ballasts to fix the rope lights, rope lights are now fixed.
 - b. Replaced the LED ballast for the string lights that went bad
 - c. After replacing the LED ballast the string lights still did not work and I discovered that all 40 of the LED bulbs were burned out as well. Waiting on the new LED bulbs to get shipped to Bexley.
- . Game on playground, bolts missing on the teeter totter. Found new bolts and replaced them.
- . Chime park bolts came loose for the swing sets. Tightened all bolts for the swing sets.

Projected Projects

- Replace Chime Park overhead lights
- Replace light bulb in Mail Kiosk by Chime Park

Site Visit or Performed a Service

- Health Inspector made site visit to inspect pools
 - Inspection passed

Resident Requests

None



Rizzetta & Company

Tab 9



Rizzetta & Company

January 25

District Manager's Report

2023

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D

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 22, 2023
- **FY 2020-2021 Audit Completion Deadline:** March 31, 2023
- **Next Election:** November 2024 **Seats:** 4 – General Election
- 5- General
- **Bonds Eligible for Refunding:** Series 2016 – 5/1/2026

FINANCIAL SUMMARY

12/31/2022

General Fund Cash & Investment Balance: \$307,912

Total Cash and Investment Balances: \$876,468

General Fund Expense Variance: \$86,608 under budget

Tab 10

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, November 16, 2022, at 1:00 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
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.
Alyssa Willson	District Counsel, Kutak Rock
Josh Burton	Representative, Juniper
Tommy Tito	Representative, Clearview Land Design LLP
Doug Agnew	Representative, Advanced Aquatics

Audience

FIRST ORDER OF BUSINESS **Call to Order**

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

SECOND ORDER OF BUSINESS **Audience Comments**

A resident expressed concern over the lack of communication with the landowner's election.

THIRD ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Present and no report.

B. District Engineer

Present and no report.

C. Landscape Inspection Report

Present and reviewed the report with the Board.

D. Landscape Report

**1. Consideration of Juniper proposal #188049 to remove two trees
(Under Separate Cover)**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved the Juniper proposal to remove two trees, in the amount of \$1,023.11, for the Bexley CDD.

**2. Consideration of Juniper proposal #187574 for tree replacement
(Under Separate Cover)**

On a motion from Mr. Williams, seconded by Mr. Blakley, the Board unanimously approved the Juniper proposal for tree replacement, in the amount of \$1,380.02, for the Bexley CDD.

**3. Consideration of Juniper proposal #187591 for sod and irrigation
(Under Separate Cover)**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved the Juniper proposal for sod and irrigation on Aero Avenue, in the amount of \$671.59, for the Bexley CDD.

**4. Consideration of Juniper proposal #187603 to seed the soccer field
(Under Separate Cover)**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved the Juniper proposal to seed the soccer field with Rye Grass, in the amount of \$4,647.20, for the Bexley CDD.

**5. Consideration of Juniper proposal #187606 to aerate the soccer
field
(Under Separate Cover)**

On a motion from Mr. Blakley, seconded by Mr. South, the Board unanimously approved the Juniper proposal to aerate the soccer field at mud, sweat and gears in the Spring, in the amount of \$1,383.58, for the Bexley CDD.

**6. Consideration of Juniper proposal #187608 to remove dead plants
(Under Separate Cover)**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved the Juniper proposal to remove dead plants at NW corner of Ballantrea and Bud Bexley Parkway and install four rows of Pringles Podocarpus, in the amount of \$5,787.14, for the Bexley CDD.

**7. Consideration of Juniper proposal #183765 to add seven little John
Bottle Brush
(Under Separate Cover)**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved the Juniper proposal to add seven little John Bottle Brush at Frehley, in the amount of \$240.32, for the Bexley CDD.

**8. Consideration of Juniper proposal #177719 for replacement of
irrigation clock 19**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved the Juniper proposal for replacement of irrigation clock 19, in a Not to Exceed amount of \$6,952.50, for the Bexley CDD.

E. Clubhouse Manager

No report at this time. Mr. Berthold will present his report at the next meeting.

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 December 21, 2022, at the Offices of Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544, at 1:00 p.m.

- 1. Ms. Goldyn presented the District Manager's Report to the Board of Supervisors.**
- 2. Ms. Goldyn presented the pressure washing proposal to the Board of Supervisors.
(Under Separate Cover)**

On a motion from Mr. South, seconded by Mr. Williams, the Board unanimously approved the ARK Softwash Pressure Washing proposal, in the amount of \$4,360.70, for the Bexley CDD.

FOURTH ORDER OF BUSINESS

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

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

FIFTH ORDER OF BUSINESS

**Discussion regarding Temporary
Access Agreements**

The Board did not make an adjustment to the Temporary Access Agreements.

SIXTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests at this time.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Blakley, seconded by Mr. Williams, the Board unanimously approved to adjourn the meeting at 2:40 p.m., for the Bexley CDD.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 11

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 landowner's meeting of the Bexley Community Development District was held on **Wednesday, November 16, 2022, at 1:02 p.m.** at the Offices of Rizzetta & Co., located 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544.

Present was:

Doug South

Proxy Holder, NNP-Bexley, LLC

Also present were:

Jennifer Goldyn

Alyssa Willson

Nancy Petit

Stephen Babon

District Manager, Rizzetta & Company

District Counsel, KutakRock

FIRST ORDER OF BUSINESS

Call to Order

Ms. Goldyn called the landowner's meeting to order.

SECOND ORDER OF BUSINESS

Election of Meeting Chairman

Mr. South appointed Ms. Goldyn as the meeting Chairman.

THIRD ORDER OF BUSINESS

Determination of Number of Voting Units

Mr. South presented his official proxy and ballot showing a total of 64 acres for a total of 64 authorized votes.

FOURTH ORDER OF BUSINESS

Nomination for Position of Supervisor

Mr. South nominated John Blakley as Supervisors.

FIFTH ORDER OF BUSINESS

Casting of Ballots

After tallying of the votes, the election results are as follows:

- John Blakley – 64 votes

SIXTH ORDER OF BUSINESS

Tabulation of Ballots

Ms. Goldyn tabulated the ballots as follows:

- John Blakley will receive a 4-year term. Seat #3. Term 11/22 – 11/26.

SEVENTH ORDER OF BUSINESS

**Landowner's
Comments**

Questions and

There were no questions or comments put forth.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Goldyn adjourned the landowner's meeting at 1:05 p.m.

Tab 12



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

December 8, 2022

Bexley Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Bexley Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$23,955,000 Bexley Community Development District (Pasco County, Florida) Special Assessment Revenue Bonds, Series 2016

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years ending April 21, 2023, April 21, 2024, and April 21, 2025, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Bexley Community Development District

By: Linda L. Scott
Linda L. Scott, CPA

By: _____
Print Name _____
Title _____
Date: _____

Tab 13

TRI-PARTY SUCCESSION AGREEMENT

This Tri-Party Succession Agreement is dated as of _____, 2022 among Bexley Community Development District (the “District”), U.S. Bank National Association, as Trustee (“USB”), and U.S. Bank Trust Company, National Association (“Trust Company”). Reference is made to that certain Master Trust Indenture, dated as of April 1, 2016, as amended and supplemented, (collectively, the “Master Indenture”) between the District and USB as Trustee (“Trustee”) thereunder relating to the District’s \$23,955,000 Special Assessment Revenue Bonds, Series 2016. Capitalized terms used herein and not defined are used as defined in the Master Indenture. The parties agree as follows:

A. USB has notified the District that USB has transferred (by contribution) substantially all its corporate trust business to Trust Company (USB’s direct wholly owned subsidiary) and desires to transfer its administration of the Master Indenture from USB to Trust Company such that Trust Company shall be the successor in interest to USB, as Trustee under the Master Indenture. Trust Company hereby represents and certifies to the District that it is a national banking association organized under the laws of the United States of America. Trust Company is qualified to do and does business in one or more states of the United States of America and has an officially reported combined capital, surplus, undivided profits, and reserves aggregating at least \$1,000,000,000. Trust Company is therefore qualified to act as successor Trustee under Section 614 of the Master Indenture and successor Bond Registrar and Paying Agent under Section 620 of the Master Indenture.

B. USB hereby resigns as Trustee, Bond Registrar and Paying Agent under the Master Indenture. Trust Company hereby accepts such appointment as successor Trustee, Bond Registrar and Paying Agent under the Master Indenture, and the parties hereby agree that Trust Company is fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of USB, its predecessor; and USB hereby transfers to Trust Company all such estates, properties, rights, powers and trusts and is contemporaneously herewith delivering all its records relating to the Master Indenture to Trust Company.

C. The District hereby waives the sixty (60) days’ notice requirement contained in Section 611 and Section 617 of the Master Indenture.

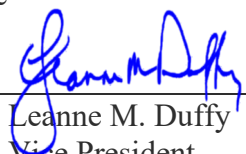
D. The District hereby certifies to Trust Company that no Event of Default or event which, with the giving of notice or the passage of time or both, would become an Event of Default, has occurred, and is continuing under the Master Indenture.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly executed, effective as of the day and year first above written.

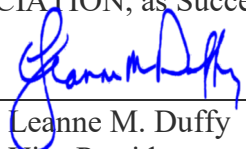
BEXLEY COMMUNITY DEVELOPMENT
DISTRICT

By: _____
Name:
Title:

U.S. BANK NATIONAL ASSOCIATION, as
Trustee

By:  _____
Name: Leanne M. Duffy
Title: Vice President

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Successor Trustee

By:  _____
Name: Leanne M. Duffy
Title: Vice President

Tab 14

Consideration: \$10.00
Documentary Stamps: \$.70

Prepared by and after recording
return to:

Jessica Paz Mahoney, Esq.
Mahoney Law Group, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Parcel Numbers: 19-26-18-0140-A2100-0000
19-26-18-0140-0E100-0000; 19-26-18-0140-0E200-0000
19-26-18-0140-P1A00-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this ____ day of _____, 2023, by **NNP-BEXLEY, LLC**, a Florida limited liability company, successor by conversion to **NNP-BEXLEY, LTD.**, a Florida limited partnership (“**Grantor**”), whose address is 3162 South Falkenburg Road, Riverview, Florida 33578, in favor of **BEXLEY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida (“**Property**”):

See **Exhibit “A”** attached hereto and incorporate herein by this reference.

Together with the non-exclusive right and easement over the areas designated on the Plat as “(CDD) Pedestrian Access Easement,” “(CDD) Drainage Easement” and “(CDD) Side Yard Drainage/Access Easements” on the plat of Bexley South Parcel 3 Phase 1 – Lot D Replat recorded in Plat book 89, Page 36 of the Public Records of Pasco County, Florida (“**Plat**”), for the purposes stated on the Plat and purposes incidental thereto.

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever, for the purposes set forth on the Plat. By acceptance hereof, Grantee acknowledges its responsibility for maintenance and operation of the Property.

This conveyance is made subject to: (a) taxes for the year 2023 and subsequent years; (b) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); (c) all easements, covenants, conditions, restrictions, reservations and other matters of record; and (d) matters set forth on, and rights and interests reserved to Grantor as “Owner” pursuant to the Plat.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

Subject to the matters noted in this Deed, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered
in the presence of:

NNP-BEXLEY, LLC,
a Florida limited liability company

Print Name: _____

By: _____
Alex McLeod, Regional President

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of /___/ physical presence or /___/ online notarization, this _____ day of _____, 2023, by Alex McLeod, as Regional President of NNP-BEXLEY, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

NOTARY PUBLIC, State of Florida
Print or Stamp Name _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

ACCEPTED BY GRANTEE:

Signed, sealed and delivered
in the presence of:

**BEXLEY COMMUNITY DEVELOPMENT
DISTRICT**, a local unit of special purpose government,
organized and existing under Chapter 190, Florida
Statutes

Print Name: _____

By: _____
Doug South, Chairman of the Board of
Supervisors

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of /____/ physical presence of
/____/ online notarization, this _____ day of _____, 2023, by Doug South, as Chairman of the
Board of Supervisors of the Bexley Community Development District, a local unit of special purpose
government, organized and existing under Chapter 190, Florida Statutes, /____/who is personally known
to me or /____/who has produced a _____ as identification.

NOTARY PUBLIC, State of Florida
Print or Stamp Name _____
My Commission Expires: _____

NOTARY SEAL:

EXHIBIT “A”

TRACTS “A-21,” “E-1,” “E-2” and “P-1A,” BEXLEY SOUTH PARCEL 3 PHASE 1 – LOT D REPLAT, according to the plat thereof, as recorded in Plat Book 89, Pages 36 through 41, inclusive, of the Public Records of Pasco County, Florida.

Tab 15

BILL OF SALE
(Bexley South Parcel 3 Phase 1 – Lot D Replat)

KNOW ALL MEN BY THESE PRESENTS, that **NNP-BEXLEY, LLC**, a Florida limited liability company, whose address for purposes hereof is 3162 South Falkenburg Road, Riverview, Florida 33578 (“**Developer**”), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **BEXLEY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**District**”), whose address is c/o Rizzetta & Company, Incorporated, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights (collectively, the “**Personal Property**”), to-wit:

See **Exhibit “A”** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for the District’s own use forever, free and clear and discharged of and from any and all obligations, claims or liens to the extent arising under or through Developer.

AND the Developer does hereby represent and warrant to the District, its successors and assigns, that (a) Developer has not previously conveyed the Personal Property to any other party; (b) all contractors and subcontractors furnishing services or materials relative to the Personal Property, pursuant to contracts with Developer, have been paid in full, and (c) Developer has no knowledge of any latent or patent defects in the Personal Property. By execution of this document, the Developer affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of District’s limitations on liability provided in Section 768.28, Florida Statutes.

Subject only to the express representations and warranties set forth above, the Personal Property is conveyed by Developer to the District, and the District hereby accepts the Personal Property, in its “as-is” condition.

[Signatures Begin on Following Page]

[Developer's Signature Page to Bill of Sale]

IN WITNESS WHEREOF, Developer has caused this instrument to be executed in its name and delivered on _____, 2023.

Signed, sealed and delivered
in the presence of:

NNP- BEXLEY, LLC,
a Florida limited liability company

Print Name: _____

By: _____
Alex McLeod, Regional President

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of /___/ physical presence or /___/ online notarization, this _____ day of _____, 2023, by Alex McLeod, as Regional President of NNP-Bexley, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continue on Following Page]

[District's Signature Page to Bill of Sale]

Signed, sealed and delivered
in the presence of:

**BEXLEY COMMUNITY
DEVELOPMENT DISTRICT,**
a local unit of special purpose government,
organized and existing under Chapter 190,
Florida Statutes

Print Name: _____

By: _____
Doug South, Chairman of the Board of
Supervisors

Print Name: _____

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of /___/ physical presence
or /___/ online notarization, this _____ day of _____ 2023, by Doug South, as Chairman
of the Board of Supervisors of Bexley Community Development District, a local unit of special purpose
government, organized and existing under Chapter 190, Florida Statutes, on behalf of said entity, /___/
who is personally known to me or /___/ who has produced a _____ as identification.

NOTARY PUBLIC
Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

Exhibit “A”

Personal Property

All of Developer’s right, title and interest in and to all fixtures and improvements owned by Developer (herein, the “**Fixtures and Improvements**”) on, under or within the following described land (the “**Real Property**”) and appurtenant easements (the “**Easement Areas**”) in Pasco County, Florida, together with all of Developer’s right, title, interest and benefit in, to, and under, the following plans, reports and documents relating to the Fixtures and Improvements or the operation of the Fixtures and Improvements: (i) all plans, designs, construction and development drawings, engineering and soil reports and studies, surveys, testing, permits, approvals; and (ii) all third party guaranties, affidavits, warranties, bonds, claims, lien waivers, indemnifications, and agreements given with respect to the construction, installation or composition of the Fixtures and Improvements:

REAL PROPERTY

TRACTS “A-21,” “E-1,” “E-2” and “P-1A,” BEXLEY SOUTH PARCEL 3 PHASE 1 – LOT D REPLAT, according to the plat thereof, as recorded in Plat Book 89, Pages 36 through 41, inclusive, of the Public Records of Pasco County, Florida.

EASEMENT AREAS

A non-exclusive easement over all areas designated as “(CDD) Pedestrian Access Easement,” “(CDD) Drainage Easement” and “(CDD) Side Yard Drainage/Access Easements” on the plat of BEXLEY SOUTH PARCEL 3 PHASE 1 – LOT D REPLAT, according to the plat thereof, as recorded in Plat Book 89, Pages 36 through 41, inclusive, of the Public Records of Pasco County, Florida (the “**Plat**”), for the purposes stated on the Plat and purposes incidental thereto.