



Rizzetta & Company

Bexley Community Development District

**Board of Supervisors' Regular
Meeting
September 24, 2025**

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

www.bexleycdd.org

BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
16950 Vibrant Way, Land O'Lakes, Florida 34638

District Board of Supervisors	Nancy Pettit	Chairman
	Stephen Babon	Vice-Chairman
	Deneen Klenke	Assistant Secretary
	Joe Albert	Assistant Secretary
	Adam Saunders	Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Alyssa Wilson	Kutak Rock
District Engineer	Stephen Brletic	BDI

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) 994-1001. 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 – Wesley Chapel, FL 813-994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
WWW.BEXLEYCDD.ORG

September 17, 2025

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, September 24, 2025, at 1:00 p.m.** at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O' Lakes, Florida 34638. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Aquatic ReportTab 1
 - i. Consideration of Weir Repair ProposalTab 2
 - B. Landscape Inspection ReportTab 3
 - i. Consideration of RedTree Sod ProposalsTab 4
 - C. District Engineer
 - D. District Counsel
 - E. General Manager Report.....Tab 5
 - F. District Manager Report.....Tab 6
- 4. BUSINESS ITEMS**
 - A. Consideration of 2024/2025 Goals and Objectives Report .. Tab 7
 - B. Consideration of CDD Captain Framework Tab 8
 - C. Consideration of 1st Addendum to the Amenity Services Contract Tab 9
 - D. Discussion of Rangeland Expansion
 - E. Consideration of Resolution 2025-10; Re-Designating Officers of the District..... Tab 10
 - F. Discussion of RFP for District Management and Field Services
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on August 27, 2025..... Tab 11
 - B. Consideration of Operation and Maintenance for August 2025.....Tab 12

6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Lynn Hayes
Lynn Hayes
District Manager

Tab 1



Bexley Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
9/9/2025

Prepared for:
Bexley
Community Development District

Prepared by:
Jacob Adams - Project Manager & Biologist
Doug Agnew - Senior Environmental Consultant

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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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Site Assessments

Pond 60

Comments:

Normal Growth Observed

The only growth observed on this pond was a very minimal Slender Spike Rush and Torpedograss growth and was found only on wetland buffer side of the pond. Shoreline weeds were recently treated and positive results were observed. The water level has risen significantly since the last inspection and is at a normal level.



Pond 62

Comments:

Site Looks Good

Pond 62 continues to look good. The water level is back up to a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous shoreline weed treatments have been effective at minimizing invasive growth.



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Site Assessments

Pond 63

Comments:

Site Looks Good

Pond 63 has returned back to a normal water level. This pond continues to look good. Shoreline weeds were previously treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 64

Comments:

Site Looks Good

The water level is up to a normal level on this site. No issues were observed with algae, submersed weeds, or shoreline weeds. This site is clear of vegetation to allow water to flow freely.



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Site Assessments

Pond 65

Comments:

Site Looks Good

The water level is up to a normal level on this site. No issues were observed with algae, submersed weeds, or shoreline weeds. This site is clear of vegetation to allow water to flow freely.



Pond 66

Comments:

Normal Growth Observed

A minimal amount of Planktonic algae was observed on the western side of the pond. The new growth is very minimal and will be targeted for treatment during the routine maintenance visits. No issues were observed with submersed weeds, and no issues were observed with the shoreline weeds that were previously treated.



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Site Assessments

Pond 67

Comments:

Site Looks Good

Pond 67 looks good. Previous treatments for Slender Spike Rush have shown positive results in the reduction of this submersed aquatic weed. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were treated previously treated during routine maintenance visits and positive results were viewed.



Pond 68

Comments:

Normal Growth Observed

A minimal amount of Slender Spike Rush and Bladderwort were observed. This growth is limited to just a few areas and will be targeted for treatment during the routine visits. No issues were observed with algae or shoreline weeds. The water level has returned to a normal level.



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Site Assessments

Pond 69

Comments:

Normal Growth Observed

A very minimal amount of algae was observed between the shoreline and where the native aquatic plants are located. This minimal growth will be targeted for treatment. No issues were observed with shoreline weeds or submersed weeds. The water level has returned to a normal level.



Pond 70

Comments:

Normal Growth Observed

Pond 70 looks good overall. A minimal amount of algae was observed on this pond. This will be targeted for treatment during the upcoming visits. Shoreline weeds have been recently treated and positive results were seen. Previous treatments for Slender Spike Rush have been effective with the reduction of this submersed aquatic weed.



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Site Assessments

Pond 71

Comments:

Treatment In Progress

A minimal amount of algae and shoreline weeds were treated on 9/9/25 and positive results will be seen in 7-14 days from the treatment date. No other issues were observed. The water level has returned to a normal level.



Pond 72

Comments:

Treatment In Progress

Treatments for algae, Pennywort, and Torpedograss were performed on 9/9/25. Positive results will be seen in 7-14 days from the treatment date. No other issues were observed and this pond has returned to a normal water level.



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Site Assessments

Pond 73

Comments:

Treatment In Progress

New algal growth was treated on 9/9/25 via boat treatment. Results from this treatment can be seen in 7-14 days. No issues were observed with submersed weeds or shoreline weeds. The pond has returned to a normal water level.



Pond 74

Comments:

Site Looks Good

In previous months treatments were performed to target algae growth and shoreline weed growth. Positive results can be seen from both of these treatments. No issues were observed with algae, submersed weeds, or shoreline weeds and the water level has returned to a normal level.



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Site Assessments

Pond 75

Comments:

Treatment In Progress

The water level has returned to a normal level. Algae treatments were performed on 9/9/25 for minor, new algal growth. Results from this treatment can be seen in 7-14 days. No other issues were observed on this pond.



Pond 76

Comments:

Treatment In Progress

An algae treatment was performed on 9/9/25 for a minimal amount of algal growth. Results from this can be seen in 7-14 days. Shoreline weeds were also treated. No issues were observed with submersed weeds. The water level has returned to a normal level.



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Site Assessments

Pond 77

Comments:

Treatment In Progress

A very minimal amount of algae was treated on 9/9/25. Treatment results can be expected to be seen in 7-14 days. No issues were observed with submersed weeds or shoreline weeds. The water level has returned to a normal level and this pond looks good overall.



Pond 78

Comments:

Site Looks Good

Pond 78 was extremely low during the last inspection visit (August) and now has returned to a normal level.

Previously Slender Spike Rush and algae were observed and treatments to target these growths and both have been effective in their reduction. Pond 78 looks great and there were no issues observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 79

Comments:

Treatment In Progress

New algal growth was observed on pond 79 and was targeted for treatment on 9/9/25. Results from this treatment can be seen in 7-14 days. No issues were observed with submersed weeds or shoreline weeds. The water level has also returned to a normal level.



Pond 80

Comments:

Site Looks Good

A very minimal amount of algae was observed in only a few spots right at the waterline. The size of the algae forming was equal to or less than a 2 inch band. No issues were observed with submersed weeds or shoreline weeds. The water level has risen, and is now close to a normal level.



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Site Assessments

Pond 81

Comments:

Site Looks Good

The water level is approaching normal levels but just below normal. Shoreline weed treatments were performed recently and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 82

Comments:

Site Looks Good

Pond 82 has returned to a near normal water level. Previously the water level was extremely low. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous treatments that have occurred on this pond have targeted shoreline weeds and these treatments have been effective.



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Site Assessments

Pond 83

Comments:

Normal Growth Observed

Pond 83 has returned to a normal level. A minimal amount of algae was observed on pond 83 around the shoreline perimeter. As shown in the photos, the new growth is very minimal and will be targeted during routine maintenance visits. No issues were observed with shoreline weeds or submersed weeds.



Pond 84

Comments:

Site Looks Good

Typical routine maintenance treatments have continued to provide positive results and no major issues of any kind on this pond. No issues were observed during this inspection visit.



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Site Assessments

Pond 85

Comments:

Site Looks Good

The pond's water level is approaching a normal level. The only issue that was observed on pond 85 can be seen in the pictures. A very minimal amount of Slender Spike Rush was observed just in this one corner of the pond. Routine maintenance will target this growth before it continues to spread. No issues were observed with algae or shoreline weeds.



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Management Summary/Recommendations

Since we still remain in the Summer growing season, we can expect to continue to see rapid new growth of algae, submersed aquatic weeds, floating aquatic weeds, and invasive shoreline weeds. The new growth that has been observed has been limited to minimal amounts with our quick and proactive response. The increased recent rainfall has also played a positive role in the current condition of the Bexley stormwater retention ponds. Many ponds have exhibited a significant increase in water level, with most ponds returning back to normal levels.

The ponds in the 60-85 section were inspected during this visit and are in excellent condition. The most notable growth that was observed was a minor amount algae within a few ponds. Advanced Aquatic will remain committed to maintain the overall health and state of all ponds and ensure that they remain in optimal conditions. We continue with a proactive strategy to keep new growth at a minimum and we will respond in a timely manner whenever new growth is observed.

A recommendation from this month's inspection will be to please remind the landscape crews that it is of paramount importance to limit the amount of grass clippings that make their way into these ponds. Grass clippings were observed in several of the ponds while this inspection took place. This can be minimized by mowing around the pond in a direction where the discharge blower part of the mower is pointed away from the pond. The same strategy goes for weed whacking around pond, as one direction will tend to shoot clippings towards the pond and the opposite direction will shoot them away. It is expected that some grass clippings will be unintentionally discharged into the ponds, but every effort should be made to limit this occurrence.

Excessive amounts of grass clippings in the ponds release significant levels of Phosphorus and Nitrogen (incorporated in the grass) which trigger algal growth, which in turn produces abnormally robust algae blooms along the shallow littoral areas of the Bexley CDD ponds. This decaying biomass also adds additional stress to the pond ecosystems.

Thank you for your continued partnership and allowing Advanced Aquatics to provide all your aquatic and wetland management needs.

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Map



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Tab 2



ADVANCED AQUATIC SERVICES, Inc.

- WEIR REPAIR PROPOSAL-

Ponds 14, 57, 58, 76, 77, 78, 82 and 83

August 6, 2025

Bexley Community Development District
c/o Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Ponds 14, 57, 58, 76, 77, 78, 82 and 83: Install 57 rock on the geotextile material that is supporting the sediment within the berm. The 57 rock will be installed 2-3 inches thick, moved into place with a wheelbarrow, and raked out by hand. (see maps attached)

***50% Deposit is required prior to commencement of the job \$8,400.00**

Total \$16,800.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

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Jul 9, 2025 9:40:41 AM
17878 Jersey Pass
Land O' Lakes
Pasco County
Florida

Tab 3

BEXLEY

LANDSCAPE INSPECTION REPORT



September 16, 2025
Rizzetta & Company
John Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Upcoming Events, Bexley Village Drive

General Updates, Recent & Upcoming Maintenance Event

- During the month of September, RedTree shall apply: all Bahia turf shall receive an application of 1000 lbs. (20 - 50 lb. bags) of a complete fertilizer. Additionally, all St. Augustine turf shall receive an application of 8750 lbs. (175 - 50 lb. Bags) of a complete fertilizer. All Ornamentals shall receive an application of 12,500 lbs. (250 - 50 lb. bags) of a complete fertilizer and, finally, all Palms shall receive an application of 1250 lbs. (25 - 50 lb. bags) of 8-2-12+4Mg fertilizer. RedTree will need to provide the exact formulation they intend on applying when they provide their fertilizer application notification. A complete fertilizer contains Nitrogen, Phosphorus & Potassium.
- Per contract, I request RedTree notify me and Staff at least five days ahead of each fertilization 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 and then record this information on the label and scan it to me. PAYMENT FOR FERTILIZATION WILL NOT BE APPROVED WITHOUT PRIOR VERIFICATION.
- In general, most of the Crape Myrtles (and several other species of trees) contain a significant amount of water shoots at the base of their trunks. These need to be removed.
- In general, I feel very little detailing has been accomplished since the last inspection in August. Weeds are everywhere in most all beds and there is no change in the maintenance of the tree rings throughout the property. Tree rings are not defined and are still being overrun with grass and weeds.

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. Remove grassy weeds in the beds surrounding the Mentmore roundabout.
2. There are a couple problem patches of turf on the west Bexley Village Drive (BVD) ROW north of the Mentmore roundabout as well as on the southern tip of the BVD median north of the Mentmore roundabout. (Pics 2a & b>)
3. **What is the frequency and duration of the irrigation zone supplying water to the Sweet Gum on the west BVD ROW north of the Mentmore roundabout?**



Bexley Village Drive, Balance Cove Park, Pine Ribbon

4. There also remain some stressed turf on the southbound lanes of BVD between Moss Tree Loop and Mentmore. As it will become obvious throughout this inspection, there are still many areas of dead/stressed turf that have been reported on for many months (a year or more, in many cases) and are well-documented in many reports. Although these areas are green now and the bare areas are less obvious, they are green due to weed intrusion and will become very clear in a few months once the warm season weeds die back. These areas will be mentioned but not photographed. (Pic 4)



5. What an improvement in appearance for most of the Lantana throughout the property. These had no color last month! (Pic 5>)



6. On the west bank of the pond (SW C4) between Balance Cove and Pine Ribbon, make sure the area between the second planting bed from Balance Cove is being maintained between the bed and the water's edge.

7. **A few trees in Balance Cove Park still need to be lifted and de-mossed. (Pic 7)**



8. Turf inside and surrounding Balance Cove Park is looking dry – is irrigation working 100% here? What is the frequency and duration?
9. Hand pull and eradicate Torpedograss in the ornamental grass beds between Pine Ribbon and BVD approaching Red Brick from the south. (Pic 9>)



Gimme 10 Park, Lot "D"

10. Trim the Gold Mound under the Tree Ligustrum surrounding the trellis in Gimme 10 Park. They are growing together.

11. The north side of Lot D where the erosion was taking place looks so much better with these pond bank beds removed. (Pic 11)



12. Lot D park was just mowed, so the presence of large expanses of weeds is not obvious, but they are still there. However, this landscape bed on the west side of the lawn has been allowed to become completely overrun with a very aggressive and invasive weed called Wild Bush Bean. (Pics 12a & b>)

13. Also, the combination (Feijoa/Fakahatchee) bed on the north side of the lawn is still very weedy.



14. The south side of the Lot D park lawn still contains large expanses of nearly bare dirt and weeds. (Pic 14)



Gimme 10 Park, Bud Bexley Parkway, Bexley Village Dr.

15. There remain large expanses of off-color stressed turf and weeds in the interior portion of Gimme 10 Park, mostly on the northern half. The beds inside Gimme 10 Park are also extremely weedy.

16. The Solace Run median and the beds on the north and south sides are weedy with Torpedograss and grassy weeds and the Fakahatchee Grass bed adjacent to the home on the north side of Solace Run is also overrun with that same Wild Bush Bean. (Pic 16)



17. Inspect the browning Fakahatchee Grasses on the west side of Pond SW C4 between the pond and BVD. Treat accordingly and cut to low mounds.

18. Make sure the back sides of the beds on the BVD/Bud Bexley Parkway (BBP) roundabout are also being detailed and weeded.

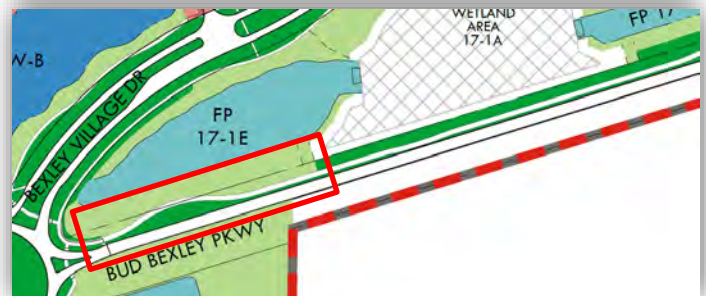
19. Although there is still some green on the Weeping Willow tree on the north bank of Pond FP 17-1E between BBP & BVD, the majority of the tree is leafless. We will need to continue to monitor this tree. (Pic 19>)

20. Hand pull tall weeds in the Fakahatchee Grasses on the north side of BBP on the south side of Pond FP 17-1E. (see >)

21. Turf on the north ROW of BBP between BVD and Westwood looks very dry. Much of this is newer turf. [Is irrigation still providing adequate water? What is the frequency and duration?](#) (Pic 21)

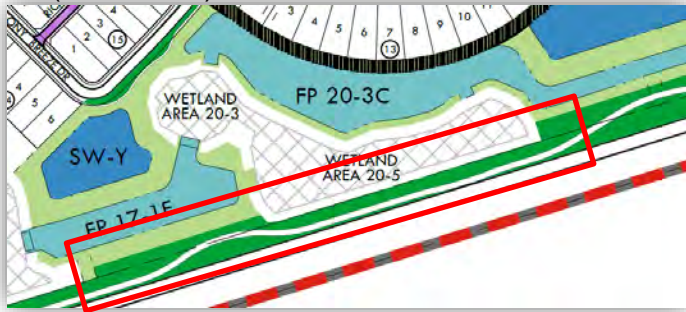


22. Hand pull the large, sprayed, dead weeds left behind in the ornamental grass beds on the north side of BBP across from Westwood.



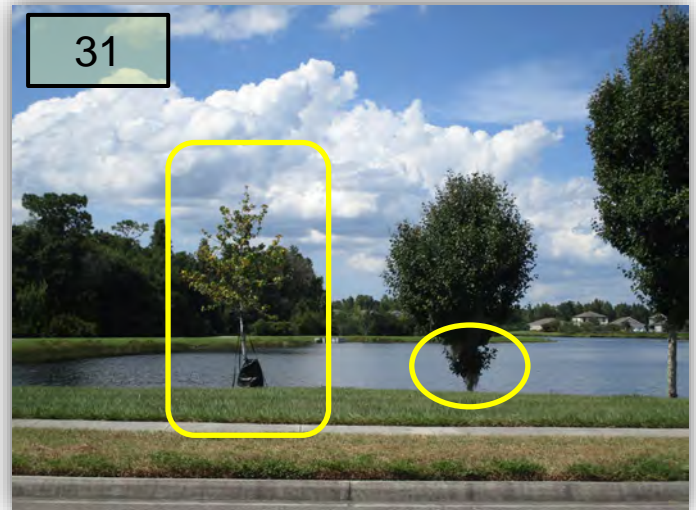
Bud Bexley Parkway, Ballantrae, Aero Avenue

23. Trim the Jasmine between BBP and trail on the north side south of Pond FP 20-3C. (see below)



24. Terrace and lower all plant materials on the NE and NW corners of Ballantrae & BBP to make sure there is absolutely no visibility blockage.
25. There are still dead Gold Mound on the north side of BBP app. 400' west of the school entrance.
26. Are the yellowing spots of turf on both sides of Ballantrae, north of BBP being observed, diagnosed and treated? As will be clear later in the report, NOT treating these areas leads to dead turf.
27. Although not photographed, there is still very little viable turf in the east ROW of Ballantrae north of BBP. It extends almost all the way to the soccer field.
28. Contour and lower the Gold Mound surrounding the Mud, Sweat & Gears Park monument. It cannot be seen clearly.
29. If any of the shrubs are dead in the buffer planted around the utility box on the NW corner of the soccer field, remove them. These were nearly rejuve cut a couple months ago. (Pic 29>)
30. Hand pull tall weeds in the Juniper approaching the crosswalk on the north end of the soccer field. Just beyond the crosswalk, a bed of Hollies in the east ROW is overrun with weeds.

31. There is no change to the turf in the north ROW of Ballantrae across from the school. Although, it does look much drier than a month ago. It also appears the newer planted Sweet Gum on the north side of Ballantrae is defoliating (is this irrigation filling up the Gator Bag?) and the tree next to it needs to have water shoots removed. (Pic 31)



32. Why are these Feijoa on the north side of Aero Avenue beginning to fail? Is irrigation 100% here? Is there a fungal issue? Diagnose and treat accordingly. (Pic 32>)
33. Remove Drake Elm volunteers in the hedges surrounding the Aero Avenue lift station.
34. Tree rings along Aero Avenue are grassy, weedy, no mulch and undetailed.



Cadence Loop, Lotus Lawn

35. We are missing a street sign at the eastern leg of Cadence Loop and Aero Avenue. (Pic 35)



40. I photographed and reported these yellow spots in the Lotus Lawn turf – this month they are bare. (Pic 40)



36. There is no change to the condition of the turf in Lotus Lawn east of the mail kiosk. (Pic 36>)



37. Although the proposal was approved in October '24 and sent to Juniper, no African Bush Daisy have been installed at the Lotus Lawn mail kiosk. I will work with the incoming contractor to get these installed.

38. Why is this turf turning brown at the corner of Cadence Loop and Fenders Way? Diagnose and treat accordingly. (Pic 38>)

39. Crape Myrtles all contain water shoots along Cadence Loop.



41. Hand remove and eradicate extremely tall weeds in the Lotus Lawn south beds. (Pic 41>)

Lotus Lawn, Frame Bend Park, Jersey Pass

42. Has Juniper observed and diagnosed the cause of this turf's decline inside Lotus Lawn?
(Pic 42)

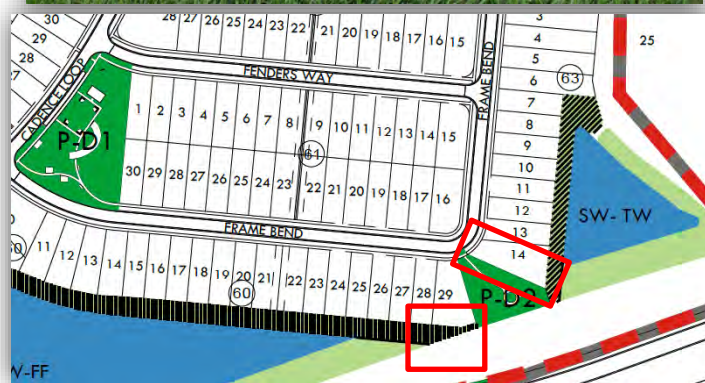
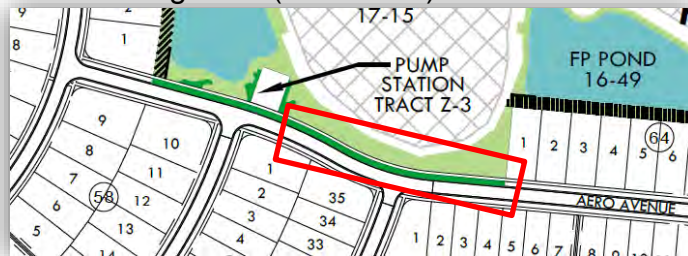


43. This bed of Juniper (evergreen plant) is being overrun by Spanish Needle (white flowering plant) in the east landscape buffer of Lotus Lawn. (Pic 43>)

44. Eradicate grassy & broadleaf weeds and climbing vines from the beds in Pizza Park (Frame Bend Park) and make sure the Juniper bed behind the homes on Frame Bend (south leg) is not allowed to become overrun with Torpedograss. Remove a large (7' tall) volunteer weed in the Feijoa bed adjacent to Lot 14. Remove any dead Feijoa. (see >)



45. Turf leading up to the lift station westbound on Aero Avenue is not healthy. Is Juniper observing this? (see below)



46. Turf in the sideyard tract at Jersey Pass & Ballantrae or the north ROW of Jersey Pass has not improved. The Sweet Gum is defoliating and the ground plane beneath it is full of weeds. (Pic 46>)

47. The pond bank planting on the NW corner of Pond 17-15 is overrun with weeds and the planted landscape has basically become non-existent. (Pic 47>)



Ramble On Way, Everlong, Cruiser Bend Park

48. The Ramble On Way pass-thru park is very weedy. (Pic 48)



50. There is no change or improvement to the condition of the turf inside the park or along its perimeter in the ROW. Beds at the south end are very weedy. (Pic 50)



49. This Oak in the Ramble On Way south park never did get straightened properly after Hurricane Milton. (Pic 49>)



51. The beds in the Ramble On Way pie park are also extremely weedy especially around the lift station. (Pic 51>)

52. Tree rings along Ramble On Way leading to Everlong are also not detailed or maintained.

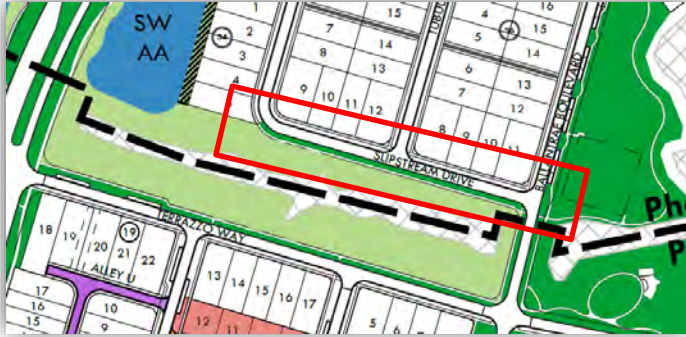
53. The Juniper bed on the south side of Everlong approaching BVD is becoming overrun with Torpedograss and the median on Everlong is also overtaken by Torpedograss. (Pic 53>)

54. Trim the Jasmine surrounding the mail kiosk and benches at Cruiser Bend Park.



Slipstream, Cruiser Bend, Tubular Run

55. There is no change in the turf condition along Ballantrae at Slipstream, nor along the south ROW of Slipstream west of Ballantrae. (see below)



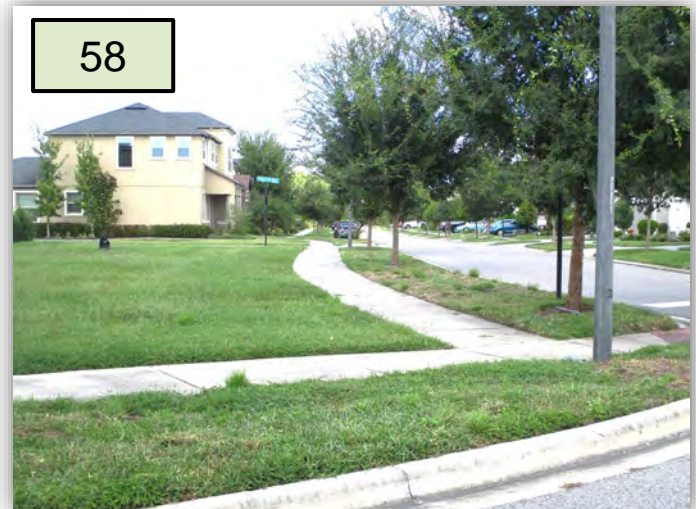
56. At the intersection of Cruiser Bend and Slipstream, turf is extremely dry looking and the turf on the south side of Cruiser Bend between the landscape and sidewalk (although green) is not improving. (Pic 56>)



57. The parallel parking space island on the north side of the east leg of Cruiser Bend is not being maintained. And the beds of Jasmine on either side of Cruiser Bend at BVD are overgrown and full of grassy weeds.



58. Turf continues to fail in front of Lots 1 & 2 on the north side of the east leg of Cruiser Bend between Tubular Run and BVD. There is also no improvement to the turf in the sideyard tract of Lot 1. (Pic 58)



59. The District has been left with a lot of bare areas in the parallel parking space islands along the east side of BVD north of Cruiser Bend. These continued to fail for months with no action from Juniper. I feel these beds should be filled at their expense.



Bexley Village Drive North, Cruiser Bend

60. Bed weeds are prevalent in the BVD median between Cruiser Bend and Breakaway. And getting more northward turf worsens as it has for months.

61. Turf appears dry on the east ROW of BVD north of Breakaway. Is irrigation working 100% here?

62. The two Oaks on the west ROW of BVD between Breakaway and Everlong were never properly straightened after H. Milton. (Pics 62a & b)

62a



62b



63. The northern tip of the BVD median at Everlong is overtaken by weeds. (Pic 63>)

64. North of Everlong turf on BVD both ROWs (mostly the west) as well as the median is still largely failing.

65. This bed of Feijoa on the BVD median south of Everlong is also largely full of weeds and there are also defoliated plants on the east side of the bed. This is showing the west side of the bed. (Pic 65)

65



66. Continuing south on the BVD median toward Cruiser Bend another bed of Muhly Grasses and Jasmine is nothing but weeds. (Pic 66>)

67. There are more yellowing spots of turf on the BVD median and west ROW approaching Cruiser Bend from the north.

68. This is the bed at the corner of BVD and the SW leg of Cruiser Bend (SE of the CB Townhomes). (Pic 68>)

69. There is no change in the turf condition on the NW leg of Cruiser Bend.

<63



Terrazzo, Yellow Brick Park

70. Trees along Terrazzo are still too low and need de-mossing.

71. There is no change in the turf condition on the north side of Terrazzo between BVD and Ballantrae.

72. There are weeds in the Juniper beds outside GameOn Park and dead Gold Mound or Feijoa need removed. (Pic 72>)

73. Turf appears dry in front of the Bark Yard.



74. The last few homes east of the southern block of Yellow Brick Park are back to not mowing to the water's edge behind their homes.



75. Gold Mound at the southern end of the northern portion of Yellow Brick Park has still not been pruned and yellow spots in the turf are expanding. (Pics 75a & b)



Yellow Brick Park, Brighton Lake, Balcony Breeze

76. Mentioned earlier in the report, this is what happens when yellow spots in turf are not treated. They continue to fail, become bare and eventually get filled in with weeds. This is on the west side of Yellow Brick Park. (Pic 76)



77. The interior circular beds in Yellow Brick Park need to be pruned, detailed and delineated. And turf is yellowing. (Pic 77)



78. Remove tall weeds from the beds at the northern end of Yellow Brick Park.

79. There is no improvement to the condition of the turf in the northern ROW of the southern section of Yellow Brick Park. (Pic 79>)

80. Lift the Hong Kong Orchid at the intersection of Brighton Lake and Wisdom Trail.

81. Although turf areas are greener along the Wisdom Trail ROW, it is not improved and very weedy.

82. Hand pull very tall weeds growing out the tops of plants on the BVD median between Balcony Breeze and Brighton Lake.

83. The southern pond bank of Pond FP 20-3C has not been mowed again for several weeks. (Pic 83)



84. The bed on the northern tip of the BVD median at Brighton Lake is completely overgrown and could pose a danger for oncoming traffic visibility. (Pic 84>)

85. The parallel parking space island on the north side of Brighton Lake is still not being maintained properly. (Pic 85>)



Bexley Village Dr., Broad Porch Run

86. BVD median beds continue to be very weedy between Balcony Breeze and the clubhouse.

87. These beds along the western side of Broad Porch Run (BPR) were to have been lowered several weeks ago for visibility issues. (Pics 87a & b>)

88. Turf is still failing along the west ROW of BPR from Epic Cove to BPR Park.

89. Turf is also still failed on the south ROW of Amped Way.



90. Remove broken limbs from trees in BPR Park. I am still seeing a lot of weeds on the ground along the BPR/Epic Cove buffer. (Pic 90>)



91. Lift the trees in the parallel parking space islands on both sides of BPR.

92. What is the frequency and duration of the irrigation in the BPR/Epic Cove buffer?



Tour Trace, November Rain

93. The Tour Trace trailhead ROW turf is not improving. (Pic 93)



97. What are left of the Juniper-planted Mammy Crotons on November Rain cul-de-sac are weedy. These should be replaced by Juniper under warranty. (Pic 97)



94. I've reported this area on the north side of Tour Trace where a resident used the TT ROW for access to rear yard construction. I feel this resident needs to restore this area. (Pic 94)



95. The entire TT ROW turf is failing. What is occurring here? Has Juniper observed this and diagnosed the cause? (Pic 95>)

96. The Fakahatchee Grasses surrounding the Tour Trace lift station are now completely brown. Juniper needs to thoroughly drench these plants (for spider mites?) and then cut them to low mounds. This brown WILL NOT turn green. (Pic 96>)



Lacewood, Winged Page, Frehley Park

98. The entire Lacewood Ct. cul-de-sac is overrun with Spanish Needle. (Pic 98)



103. Remove this damaged tree brace from a tree in Acoustic Loop. Lift the trees and de-moss them. (Pic 103>)



99. Winged Page Place cul-de-sac is also overrun with weeds. (Pic 99)



100. Turf is still failing in the Frehley Park ROW as well as in front of the mail kiosk. So are some ornamental grasses. (Pic 100>)

101. Hand pull weeds from the pavilion area in Frehley Park.

102. Turf and beds continue to fail along Frehley Way. (Pics 102a & b>)



Acoustic Loop, Epic Cove, Blue Lantana Park, Alley "F"



104. The turf on both sides of Epic Cove leading up to and beyond Blue Lantana continues to fail. It is also failed in several areas on Blue Lantana.

105. Both the **Podocarpus** and Sweet Viburnum on both blocks of Alley "F" need to be pruned. Remove very large weed. (Pic 105a & b)



106. Lift and de-moss the trees in Blue Lantana Park.

107. Maintain the ornamental grasses off the sidewalks in Blue Lantana Park.

108. The Gold Mound and Dw. Firebush on the east and SE side of Blue Lantana Park needs to be trimmed.

Tab 4



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapeystems.com

5532 Auld Lane, Holiday FL 34690

August 25, 2025

Landscape Enhancement Proposal

For

Bexley CDD

Attn: John Toborg

JToborg@rizzetta.com

- Kill off target areas with non selective herbicide
- Cut out with sod cutter and haul away debris
- Install 98,100 sq ft Fresh Floratam St Augustine Sod
- Includes all materials, labor, hauling and dump fees

Total: \$220,725.00

Authorized By:

Date:

ROW & Median of BVD north of Mentmore 1,750 sq ft \$3,937.50



Balance Cove Park 5,000 sq ft \$11,250.00



Lot "D" Park 10,000 sq ft \$22,500.00



BBP ROW in the vicinity of Westwood 2,250 sq ft \$5,625.00





Ballantrae ROW 5,000 sq ft \$11,250.00



Jersey Pass and Ballantrae 2,250 sq ft \$5,062.50





Ramble On Way 2,500 sq ft \$5,625.00



Ballantrae ROW at Slipstream 3,500 sq ft \$7,875.00



Cruiser Bend between BVD & Slipstream 600 sq ft \$1,350.00



Tubular Run and Cruiser Bend 7,500 sq ft \$16,875.00



BVD Medians and ROW at Everlong 25,000 sq ft **\$56,250.00**



Cruiser Bend north ROW 1,000 sq ft **\$2,250.00**



Terrazzo north ROW 2,250 sq ft **\$5,062.50**



Yellow Prick Park northern ROW 7,000 sq ft **\$15,750.00**



Balcony Breeze ROW 4,000 sq ft **\$9,000.00**



BPR north of Epic Cove 8,000 sq ft \$18,000.00



Tour Trace trail head 500 sq ft \$1,125.00



- **Epic Cove ROW** 10,000 sq ft **\$22,500.00**



Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

Tab 5



General Manager's Report
September 17, 2025
Community Development District (CDD) Updates

Dear Bexley CDD Board,

This report provides a comprehensive update on the maintenance activities completed or in progress within the Bexley Community Development District as of September 17, 2025. Our team remains committed to ensuring the community's facilities, common areas, and infrastructure are maintained to the highest standards, fostering a safe and aesthetically pleasing environment for all residents. Below is a detailed summary of the tasks and projects addressed since our last report.

Completed and Ongoing Maintenance Tasks

1. Mailbox Kiosks Maintenance

- The maintenance team has completed pressure washing and repainting of all mailbox kiosks throughout the community.
- **Status: Ongoing. Projected to be completed by 2nd week of October 2025.**

2. Trash Can Refurbishment Project

- The refurbishment of trash cans across the community is in progress, including cleaning and minor repairs as needed.
- **Status: Ongoing, with an expected completion by the end of the week of September 15–19, 2025.**

3. Pressure Washing of CDD Common Area Sidewalks

- Sidewalks in CDD common areas have undergone thorough pressure washing to remove dirt, debris, and stains.
- **Status: Ongoing.**

4. Dog Station Replacements

- Four dog waste stations have been replaced with new units to improve functionality and hygiene.
- **Status: Completed.**

5. General Park Maintenance

- Routine maintenance tasks, including equipment inspections, and minor repairs, have been performed across all community parks. Benches are in the process of being pressure washed and stained. This project is moving parallel to the trash cans refurbishment project as we are trying to maximize the time in each area.
- **Status: Ongoing.**

6. Game On Park Maintenance

- Description: The maintenance team conducted a thorough inspection of all components at Game On Park, replacing missing screws and nuts and tightening all fasteners to ensure safety and structural integrity.
- **Status: Completed. Added to Monthly Maintenance Task List**

7. Gimme 10 Drainage Improvements

- I was able to see drainage work performed at Gimme 10 to address water flow and pooling issues identified in previous inspections. Per my observation, it appears that work was completed. Per site supervisor, notice of completion was going to be sent to District Engineer for final inspection.

8. Balance Cove Sidewalk Drainage and Plant Beds Conversion

- Maintenance work was performed on the plant beds adjacent to the sidewalk on Balance Cove to address reported issues.
- While our maintenance staff was not part of the work, we were able to see that restoration work was done on all plant beds along the sidewalk and new sod was installed.

Resident Concerns: Wildlife Activity

We have received multiple reports from residents regarding increased feral hog activity near the wooded areas by the pond on Board Porch Run, Jersey Pass, and community trails. To address this issue, we promptly contacted Chris Layman, Wildlife Technician with USDA APHIS Wildlife Services, who oversees nuisance wildlife management on Bexley property. Mr. Layman confirmed that his team is actively monitoring the situation and has implemented additional baiting stations in several areas within the community to control the hog population. We will continue to coordinate with USDA APHIS Wildlife Services to ensure this issue is managed effectively and will provide updates in future reports.

Conclusion

The Bexley CDD maintenance team remains dedicated to addressing both routine and emergent maintenance needs to uphold the community's high standards. We appreciate the continued feedback from residents, which helps us identify and prioritize areas for improvement. Should you have any questions, concerns, or additional reports, please do not hesitate to contact us.

Thank you for your ongoing support.

Sincerely,

Jessica Rosa Melendez, LCAM
General Manager

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 24, 2025 @ 1:00 PM

**District
Manager's
Report**

August 27

2025

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FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment Balance: \$1,702,907

Reserve Fund Cash & Investment Balance: \$328,664

Debt Service Fund Investment Balance: \$2,112,683

Total Cash and Investment Balances: \$4,144,254

General Fund Expense Variance: \$204,802 Under Budget

Tab 7

Bexley Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. Financial Goals and Objectives

Goal 1.1: Financial Transparency

Objective: Commit to regularly reporting on the financial status of the District.

Measurement: Financial Statements provided to the Board on a monthly basis, which allows for tracking throughout the year as to whether the District is staying on course and operating within the pre-determined operating budget for the fiscal year. Independent financial audit performed by a third party conducted annually, with the audit results shared with the Board at the next meeting immediately following.

Standard: Ending the fiscal year under budget and with enough cash in hand to cover 2-3 months worth of expenses until the tax rolls come in for the new fiscal year and for the annual financial audits to come back clean with no findings.

Achieved: Yes ☐ No ☐

2. Board Meeting Goals and Objectives – Productive Meetings

Goal 2.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 2.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website and publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper and CDD website).

Achieved: Yes ☐ No ☐

3. Administrative Goals and Objectives:

Goal 3.1: Website Maintenance

Objective: Ensure that the district website is up to date and in compliance with Florida Statute 189.069

Measurement: District Management updates the website as needed when new Board members are elected or appointed, the Board provides direction to post announcements affecting residents of the community, or other updates to the website are required.

Standard: Quarterly website compliance updates are conducted by a third party and results shared with the Board at the next scheduled meeting. Additionally, CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Bexley Community Development District

District Manager:_____

Date:_____

Print Name: Lynn Hayes

Bexley Community Development District

Tab 8

From: Joe Albert <joegalbert@gmail.com>
Sent: Tuesday, August 19, 2025 9:01 AM
To: Lynn Hayes <LHayes@rizzetta.com>
Subject: [EXTERNAL]Upcoming Bexley CDD Meeting

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Lynn,

I had a couple comments and questions for you that were top of mind:

1. **Assessments** - The assessment letters did make it out to residents last week. A few of the common "vocal" residents have been complaining on our community FB page about the increase. They often complain, but rarely more than a handful will actually attend the meeting. For some context, the previous board (which included only 2 residents) approved a 19% increase last year. Because of this and the fact that we have a large reserve, I pushed to keep it flat, but we landed on keeping it under the general inflation level because some board members were worried that the landscaping contract would come in much higher. Now that it looks like that won't be the case, I think it's worth a discussion if any increase is still needed.
2. **Summary of Actions** - I appreciate you sending out the summary of actions. This will be helpful when we are looking back into previous meetings trying to remember what actions were taken. I do think it would be helpful to somehow highlight owners and tasks that require next steps, but we can hopefully evolve it as we go along. Do you imagine this going to residents? I know they complain about meeting notes lacking and information.
3. **Board Captains** - As a board we've struggle getting things done because of the limitations on communication outside of meetings. Earlier this year I wrote up a proposal for a CDD "captain" framework, so individual board members could lead initiatives with a couple key areas. I address some of the concerns board members have and give examples for how it could work in the doc. Have you seen something similar done? What do you think? We haven't been able to include it in the past couple meetings because our agenda is so packed, but I think we should add it so we can start making some quicker progress in between meetings.
4. **General Board Meeting Structure** - After participating in our last meeting, did you think the general structure was standard? I'm curious if you had any suggestions for improvements or changes.

Thanks,
Joe

Enhancing Strategic Oversight and Community Impact Through a Focused Board Leadership Framework

Summary

The Bexley Community Development District (CDD) Board of Supervisors faces a unique challenge: to serve the best interests of the community within the constraints of Florida Sunshine Laws. These laws, critical for government transparency, limit our ability to collaborate outside formal meetings, making it difficult to advance large-scale initiatives that require continuity and depth. This proposal outlines a framework to enhance board effectiveness by assigning each member a leadership focus area, or 'captain' role, aligned to core community functions. This structure increases depth of understanding, encourages accountability, and allows the board to move forward more effectively on strategic priorities, all while staying within legal bounds.

The Problem

Currently, the board must deliberate a broad array of topics in monthly meetings, ranging from landscaping and recreation to infrastructure and resident communications. However, given the breadth of topics and time constraints, this results in shallow discussion and reactive decision-making.

Compounding this, the district manager, while a key partner, does not live in the community and lacks the resident insight board members can bring. Unfortunately, the Sunshine Law restricts any informal collaboration between supervisors, even to develop ideas or context, unless done in the public eye. This hinders continuity and follow-through on long-term goals.

We need a model that allows for deeper focus, stronger collaboration with the district manager, and more efficient public meetings, all while staying within legal bounds and retaining full board decision authority.

Proposed Solution: Role-Based Board Leadership (“Captain” Framework)

Each board member would take on a defined leadership area, working closely with the district manager to deeply understand and advance initiatives in their domain. These “captains” do not make unilateral decisions (board approval is still required for all formal actions) but they serve as subject matter champions and points of contact.

Proposed Leadership Areas:

Communication Lead:

- Develops strategies for how the board communicates with residents and how residents engage with the board.
- Proposes systems for communication storage and public accessibility.
- Coordinates meeting structure and content flow.
- Builds working relationships with the HOA to expand engagement (HOA not subject to Sunshine Law).

Recreation Lead:

- Drives improvements and maintenance for all recreational assets.
- Proposes policies for resident use of amenities (e.g., pond fishing).
- Works with residents and staff to explore future recreational enhancements.

Government Relations Lead:

- Leads projects involving county, state, or federal entities.
- Monitors local infrastructure developments and government initiatives that impact the CDD.
- Facilitates CDD engagement with local officials (e.g., county commissioner).

Landscaping Lead:

- Focuses on the CDD's largest budget line item (~\$1M+ annually), considering opportunities for long term cost savings.
- Drives vendor accountability and long-term landscaping vision.
- Improves the tracking and resolution process for landscaping issues, ensuring timely updates and transparency.

How This Works Under Sunshine Law

The captain system does **not** circumvent the board. All final decisions are still made by full board vote in public meetings.

Here's how it supports compliance while driving efficiency:

- Captains work individually with the district manager, not with other supervisors.
- The district manager serves as a conduit for questions or initiatives—looping in captains where appropriate instead of involving the entire board prematurely.
- The structure enables better pre-meeting preparation, more informed public dialogue, and less meeting time spent catching up on background information.

Addressing Concerns

1. We don't want one person making decisions -- Captains do not have decision-making power. Their role is to research, propose, and help drive initiatives forward for board consideration. All formal decisions are still made publicly and by vote.
2. Isn't this the district manager's job? -- The district manager executes daily operations and board directives. Captains provide strategic input, community context, and act as consistent points of contact for their domain, enhancing, not replacing, the district manager's function.

Metrics for Success

1. Improved resident satisfaction and engagement (tracked via surveys or feedback channels).
2. More efficient meetings with fewer agenda items needing tabling or rework.
3. Clearer ownership and accountability on recurring topics (e.g., landscaping reports, project follow-ups).
4. Better long-term planning through deeper domain knowledge.

Conclusion

The captain framework offers a strategic way for our board to be more focused, efficient, and impactful, without violating Sunshine Law or diminishing democratic governance. It empowers each supervisor to lead in an area they are passionate about, improves collaboration with the district manager, and ensures that our residents get the best of both professional management and elected representation.

Appendix: Example Use Case – Recreation Lead and Sport Court Development

Scenario:

Residents have voiced interest in adding new recreation features to Bexley CDD property. There's no consensus yet, but some mention pickleball, others suggest basketball or multi-use courts. The idea is in its infancy and needs structure, research, and community input before a formal proposal can be made.

Step-by-Step Role of the Recreation Lead

1. **Idea Collection & Clarification**

- The Recreation Lead receives resident feedback during a board meeting or via communication channels managed by the Communications Lead.
- Works with the District Manager to gather any historical context (e.g., past proposals, land use limitations, previous surveys).

2. **Community Research & Engagement**

- Collaborates with the Communications Lead to create and distribute a community survey exploring preferred sports amenities (e.g., type of court, features, hours of operation).
- Hosts an open house or online forum—run by staff but promoted by the board—to hear input and answer questions.

3. **Feasibility Assessment**

- Works with the District Manager to:
 - Identify viable locations based on zoning, environmental constraints, and existing infrastructure.
 - Estimate high-level costs (installation, ongoing maintenance, security, lighting, etc.).
 - Consider legal, accessibility, and liability implications.

4. **Concept Development**

- Consolidates findings into a clear proposal outlining:
 - The top amenities preferred by the community.
 - A recommended plan based on feasibility, cost, and impact.
 - Alternative options if consensus is split or budget is limited.

5. **Coordination and Board Preparation**

- Works with the District Manager to place the topic on the meeting agenda with proper supporting documentation.
- Answers questions as the subject matter expert during the meeting while ensuring all board decisions remain public and voted upon collectively.

6. **Execution Support**

- If approved, supports the District Manager through:
 - Vendor selection via RFP or piggyback agreements.
 - Communication with residents on project timelines and progress.
 - Ongoing evaluation of the new amenity post-completion to ensure it meets resident expectations and is maintained properly.

Key Distinction:

The Recreation Lead **does not act independently or make decisions**. Instead, they:

- Deeply understand and advocate for the recreation topic.
- Represent the board in the research and development phase.
- Empower the District Manager with context and continuity.
- Help streamline the decision-making process by preparing clear, resident-informed proposals for board consideration.

Tab 9

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This First Addendum to the Contract for Professional Amenity Services (this “**First Addendum**”), is made and entered into as of the 2025 day of October 1st (the “**Effective Date**”), by and between Bexley Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Pasco County, Florida (the “**District**”), and Rizzetta & Company, Inc., a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated June 26, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Bexley
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026**.

PERSONNEL:

Maintenance Technician

Full Time Personnel – 40 hours/week

Maintenance Technician

Full Time Personnel – 40 hours/week

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 132,607.
General Management and Oversight ⁽²⁾	\$ 0.
Total Services Cost:	\$ 132,607.

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 10

RESOLUTION 2025-10

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

WHEREAS, The 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 designate the 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.

Matthew Huber is appointed Assistant Secretary.

Lynn Hayes is appointed Assistant Secretary.

Shawn Wildermuth is appointed Assistant Treasurer.

Scott Brizendine is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24th DAY OF SEPTEMBER, 2025.

**BEXLEY COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

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 regular meeting of the Board of Supervisors of Bexley Community Development District to be held on **Wednesday, August 27, 2025, at 6:00 p.m.** at the Bexley Clubhouse, 16950 Vibrant Way, Land O Lakes, FL 34638.

Present were:

Nancy Pettitt	Board Supervisor, Chair
Stephen Babon	Board Supervisor, Vice Chairman
Adam Saunders	Board Supervisor, Assistant Secretary
Joe Albert	Board Supervisor, Assistant Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Co.
Alyssa Wilson	District Counsel, Kutak Rock (via phone)
Stephen Brletic	BDI Engineering (joined meeting at 6:30 p.m.)
Jorge Ledesma	Juniper Landscape
John Toborg	Landscape Inspection Services, Rizzetta & Co.
Jessica Rosa-Mendez	Clubhouse General Manager
Audience	Present

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Hayes called the meeting to order at 6:00 p.m. and confirmed that a quorum was present.

SECOND ORDER OF BUSINESS **Audience Comments**

There were no audience comments at this time.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Aquatics Report

Mr. Agnew presented the waterway and wetland reports. He also presented the erosion recommendations summary under separate cover.

B. Landscape Inspection Report

Mr. Toborg provided the landscape inspection report to the Board under separate cover. He explained that Juniper had replaced some areas of sod but not all. Mr. Toborg asked if Juniper would replace all turf areas with sod that they were supposed to complete by the end of June, before leaving on September 30th. He noted from his report that a proposal was approved back in October 2024, and it has not been completed yet. Mr. Ledesma stated that he should be able to complete the sod project before September 30th and requested a meeting with Mr. Toborg, Mr. Lucadano and Mr. Hayes to discuss solutions. Mr. Ledesma also suggested RedTree replace the and he would talk to Matt Gerich (Branch Manager) to see if Juniper would provide funds to apply for the sod replacement project that is needed to be completed.

C. District Engineer

Mr. Brletic presented his report to the Board and explained the current condition of erosion issues at Balance Cove. He suggested removing the three landscape beds, fixing the sidewalk, filling in erosion areas, adding sod and leaving the current trees. The Board agreed to remove the three landscape beds and leave the trees.

On a motion from Mr. Saunders, seconded by Mr. Babon, the Board unanimously approved fixing the erosion and sidewalk issues at Balance Cove with a NTE \$25,000, for the Bexley Community Development District.

D. District Counsel

Ms. Wilson previously provided the Landscape and Irrigation Agreements for execution. Upon review, RedTree requested that warranty language be added to the landscape agreement. Ms. Wilson will update the agreement and recirculate for execution.

E. General Manager

Ms. Rosa-Melendez presented her report to the Board. She reviewed the cost for dog waste stations with the Board as well. After a brief discussion, the Board authorizes Ms. Rosa-Melendez to purchase dog waste stations and install them by the lake.

F. District Manager

Mr. Hayes reminded the Board that the next meeting is scheduled for September 24, 2025, at 1:00 p.m. at the clubhouse.

FOURTH ORDER OF BUSINESS

**Public Hearing on FY 2025/2026 Final
Budget**

On a Motion by Mr. Saunders, seconded by Mr. Babon, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 final budget, for the Bexley Community Development District.

There were no questions or comments put forward regarding the budget.

On a Motion by Mr. Saunders, seconded by Ms. Pettit, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 final budget, for the Bexley Community Development District.

i. Consideration of Resolution 2025-06; Adopting FY 2025/2026 Final Budget

On a Motion by Ms. Pettit, seconded by Mr. Babon and opposed by Mr. Abbett, the Board of Supervisors adopted Resolution 2025-06, adopting fiscal year 2025/2026 final budget totaling \$2,695,760.64, for the Bexley Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on FY 2025/2026
Levying O & M Assessments**

On a Motion by Ms. Pettit, seconded by Mr. Babon, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 O & M Assessments, for the Bexley Community Development District.

There were no questions or comments put forward.

On a Motion by Mr. Saunders, seconded by Mr. Albert, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 O & M assessments, for the Bexley Community Development District.

i. Consideration of Resolution 2025-07; Levying FY 2025/2026 O & M Assessments

On a Motion by Mr. Babon, seconded by Mr. Albert, with all in favor, the Board of Supervisors adopted Resolution 2025-07, levying fiscal year 2025/2026 O & M Assessments, for the Bexley Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-08,
Setting FY 2025/2026 Meeting
Schedule**

On a Motion by Mr. Albert, seconded by Ms. Pettit, with all in favor, the Board of Supervisors adopted Resolution 2025-08, setting fiscal year 2025/2026 meeting schedule, as discussed, for the Bexley Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-09,
Re-Designating Assistant Secretary**

On a Motion by Ms. Pettit, seconded by Mr. Albert, with all in favor, the Board of Supervisors adopted Resolution 2025-09, Re-Designating Assistant Secretary, for the Bexley Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion of Rangeland Expansion

Ms. Pettit will forward the email from the most recent meeting with the County and will provide the date and time for the next scheduled meeting.

NINTH ORDER OF BUSINESS

Discussion of Wildlife Signs and Cost

The Board directed Mr. Hayes to obtain proposals for Wildlife Signs. They also asked him to reach out to the County to see if they will cover the cost of signs.

TENTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
Of Supervisors Regular Meeting
held on August 8, 2025**

The Board noted that Line 151 has the incorrect spelling of Ms. Pettit's name.

On a motion from Mr. Albert, seconded by Mr. Babon, the Board of Supervisors approved the August 8, 2025 Board of Supervisor Meeting Minutes, as amended, for the Bexley Community Development District as amended.

ELEVENTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenses for June and
July 2025**

On a motion from Mr. Babon, seconded by Mr. Albert, the Board unanimously ratified the operation and maintenance expenditures for June 2025 (\$175,648.56) and July (\$159,215.23), for the Bexley Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Albert requested that a Discussion of CDD Captain Framework be added to the September 24, 2025 meeting.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Babon, seconded by Mr. Albert, the Board adjourned the meeting at 8:13 p.m., for the Bexley Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

Tab 12

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.bexleycdd.org

Operations and Maintenance Expenditures

August 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$82,159.49**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam Saunders	300152	AS080825	Board of Supervisors Meeting 08/08/25	\$ 200.00
Advanced Aquatic Services, Inc.	300158	10559966	Monthly Pond & Wetland Maintenance 08/25	\$ 16,647.00
Alex Roark Engineering, PLLC	300150	0101-001-2	Engineering Services 08/25	\$ 675.00
Alex Roark Engineering, PLLC	300160	0101-001-3	Engineering Services 08/25	\$ 225.00
Brletic Dvorak, Inc.	300159	2052	District Engineer Service 07/25	\$ 945.00
Duke Energy	20250829-1	9100 8584 0580 07/25 ACH	000 Bexley Village Dr 07/25	\$ 826.46
Duke Energy	20250828-1	Monthly Summary A 07/25 ACH 547	Energy Summary A 07/25	\$ 1,094.33
Duke Energy	20250825-3	Monthly Summary B 07/25 ACH 547	Energy Summary B 07/25	\$ 5,864.78
Joseph Albert	300153	JA080825	Board of Supervisors Meeting 08/08/25	\$ 200.00
Kutak Rock, LLP	300154	3598033	Legal Services 06/25	\$ 2,647.45
Nancy M Pettit	300155	NP080825	Board of Supervisors Meeting 08/08/25	\$ 200.00
Pasco County Utilities	20250820-1	22786675 ACH	0982075 01363593 Reclaimed Water 06/25	\$ 380.70

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20250825-1	Monthly Summary A 07/25 ACH 547	Water Summary 07/25	\$ 3,493.74
Pasco County Utilities	20250825-2	Monthly Summary B 07/25 ACH 547	Water Summary 07/25	\$ 547.63
Poop 911	300161	B082025	Monthly Maintenance - Removal of Pet Waste 08/25	\$ 2,174.30
Rizzetta & Company, Inc.	300147	INV0000101230	District Management Fees 08/25	\$ 6,381.41
Rizzetta & Company, Inc.	300151	INV0000101370	Mass Mailing - Budget Notice 08/25	\$ 3,505.30
Site Masters of Florida, LLC	300157	081525-2 Deposit	Deposit - Installation of Surface Drainage System 08/25	\$ 11,470.00
Spectrum	20250812-1	1410986072425 ACH	Wifi @ Dog Park 08/25	\$ 124.98
Steadfast Contractors Alliance, LLC	300162	SA-12903	Install Playground ADA Mulch 06/25	\$ 4,200.00
Stephen Babon	300156	SB080825	Board of Supervisors Meeting 08/08/25	\$ 200.00
Valley National Bank	20250826-1	CC073125-547 ACH	Credit Card Expenses 07/25	\$ 2,256.41
Vortex Services, LLC	300149	317768	Road Repair 06/25	<u>\$ 17,900.00</u>
Report Total				<u>\$ 82,159.49</u>