



Rizzetta & Company

Wesbridge Community Development District

Board of Supervisors' Meeting May 11, 2020

<https://zoom.us/j/6015680675/>

Meeting ID: 601 568 0675

One tap mobile
+19292056099,,6015680675# US (New York)

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors	Brady Lefere Mark Roscoe Ray Aponte Mike Piendel Jacque Gendron	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Jordan Lansford	Rizzetta & Company, Inc.
District Counsel	Scott Steady	Burr Forman, P.A.
District Engineer	Chris Fisher	Clearview Land Design

All cellular phones must be placed on mute during the conference, except for participation in the meeting discussion.

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) 533-2950. 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.

April 27, 2020

**Board of Supervisors
Wesbridge Community
Development District**

FINAL AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, May 11, 2020 at 5:00 p.m. via conference call pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-11). Zoom Video Conference for Board Members and residents at <https://zoom.us/j/6015680675> using Meeting ID: 6015680675. For audio only use +19292056099 with Conference ID 6015680675# US (New York).** The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on January 13, 2020.....Tab 1
 - B. Consideration of Operation & Maintenance Expenditures for December 2019, January, February and March 2020.....Tab 2
 - C. Ratification of Special Assessment Bonds, Series 2019 Requisition for Payment – CR-2.....Tab 3
- 4. BUSINESS ITEMS**
 - A. Ratification of Third Amendment to Acquisition Agreement.....Tab 4
 - B. Ratification of Resolution 2020-03; Authorizing District Signatories.....Tab 5
 - C. Consideration of Securiteam Gate Maintenance Agreement.....Tab 6
 - D. Consideration of Establishment of Audit Committee
 - E. Consideration of Resolution 2020-04; Designating District Secretary..Tab 7
 - F. Presentation of Proposed Budget for Fiscal Year 2020-2021.....USC
 1. Consideration of Resolution 2020-02; Approving Proposed Budget and Setting the Public Hearing.....Tab 8
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 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,
Jordan Lansford
Jordan Lansford
District Manager

Tab 1

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.

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

The Special Meeting of the Board of Supervisors of Wesbridge Community Development District was held on **Monday, January 13 at 3:00 p.m.** at the office of Rizzetta & Company located at 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Brady Lefere	Chairman
Mark Roscoe	Vice Chairman
Ray Aponte	Assistant Secretary
Megan Guerra	Assistant Secretary

Also present were:

Angel Montagna **District Manager, Rizzetta & Co.**

No Audience Present

Ms. Montagna Administered the Oath of Office to Megan Guerra before the meeting began.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and roll call performed, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

**Consideration of Resignation from
Jacque Gendron**

Ms. Montagna presented Ms. Gendron's resignation to the Board for consideration.

On a Motion by Mr. Lefere, seconded by Mr. Aponte, with all in favor, the Board of Supervisors approved the resignation of Jacque Gendron, for Wesbridge Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of Replacement for
Vacant Seat – Megan Guerra**

Ms. Montagna asked the Board to consider Megan Guerra to fill the vacant seat on the Board.

On a Motion by Mr. Lefere, seconded by Mr. Roscoe, with all in favor, the Board of Supervisors approved Megan Guerra as a replacement for the Board's vacant seat, for Wesbridge Community Development District.

FOURTH ORDER OF BUSINESS

**Review of Form 1 and Sunshine
Amendment**

Ms. Montagna reviewed the Form 1 and Sunshine Amendment with the Board.

FIFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held
on August 12, 2019**

Ms. Montagna presented the Minutes of the Board of Supervisors' Regular Meeting held on July 26, 2019

On a Motion by Mr. Lefere, seconded by Mr. Aponte, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisor's Regular Meeting held on August 12, 2019, for Wesbridge Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Operation &
Maintenance Expenditures for July,
August, September, October, and
November of 2019**

On a Motion by Mr. Lefere, seconded by Mr. Roscoe, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for July, August, September, October, and November 2019, for Wesbridge Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Special Assessment
Bonds, Series 2019 Req for Payment –
CR 1**

Ms. Montagna presented Special Assessment Bonds, Series 2019 Req for Payment – CR 1 to the Board.

On a Motion by Mr. Lefere, seconded by Mr. Roscoe, with all in favor, the Board of Supervisors ratified Special Assessment Bonds, Series 2019 Req – CR 1, for Wesbridge Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Reimbursement Agreement Phase 2 Street Lighting Deposit

Ms. Montagna presented the Reimbursement Agreement Phase 2 Street Lighting Deposit to the Board for consideration.

On a Motion by Mr. Lefere, seconded by Mr. Roscoe, with all in favor, the Board of Supervisors approved the Reimbursement Agreement Phase 2 Street Lighting Deposit, for Wesbridge Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Not present, no report.

B. District Engineer

Not present, no report.

C. District Manager

Ms. Montagna reminded the Board that the next meeting is scheduled for Monday, February 10, 2019 at 5:00 p.m. The Board is currently contemplating cancelling this meeting.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lefere, seconded by Mr. Roscoe, with all in favor, the Board of Supervisors adjourned the meeting at 3:07 p.m., for Wesbridge Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 4

**THIRD AMENDMENT TO THE AGREEMENT BY AND BETWEEN
PULTE HOME COMPANY, LLC, AND
WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
REGARDING THE ACQUISITION OF IMPROVEMENTS AND REAL PROPERTY**

THIS THIRD AMENDMENT ("Amendment") is made and entered into this 31st day of March, 2020, by and between:

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, with a principal address of 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "District"), and

PULTE HOME COMPANY, LLC, a Michigan limited liability company, the owner of certain lands within the boundaries of the District, with a mailing address of 2662 S. Falkenburg Road, Riverview, Florida 33578, and its successors and assigns (the "Landowner"; and together with the District, the "Parties").

RECITALS

WHEREAS, on January 24, 2019 the Parties entered into the Agreement by and between Pulte Home Company, LLC, and Wesbridge Community Development District Regarding the Acquisition of Improvements and Real Property, as amended by that certain First Amendment to the Agreement by and between Pulte Home Company, LLC, and Wesbridge Community Development District Regarding the Acquisition of Improvements and Real Property dated May 10, 2019, as amended by that certain Second Amendment to the Agreement by and between Pulte Home Company, LLC, and Wesbridge Community Development District Regarding the Acquisition of Improvements and Real Property dated July 26, 2019 (collectively, the "Agreement"); and

WHEREAS, the Parties agree to amend the Agreement as provided below; and

WHEREAS, the District issued its \$6,586,000 Special Assessment Bonds, Series 2019 (2019 Project) (the "2019 Bonds"); and

WHEREAS, with the proceeds from the 2019 Bonds the District paid to Pulte the outstanding amount owed of \$3,587,033.15 pursuant to the Second Amendment to the Agreement; and

WHEREAS, prior to the issuance of the 2019 Bonds, Pulte entered into a construction contract with Ripa and Associates to construct the District's Improvements for Phases 2 and 2A; and

WHEREAS, the District has acquired the District Improvements for Phases 2 and 2A as documented herein.

NOW, THEREFORE, in consideration of the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

A. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated herein.

B. Acquisition of Phases 2 and 2A.

1. For Phases 2 and 2A the District has accepted the following:

(a) Bill of Sale dated March 20, 2020 for all water and wastewater facilities for Wells Road Properties Village 1 Phase 2 and 2A

(b) Bill of Sale dated April 2020 for the rest of the Improvements in Phases 2 and 2 A.

(c) Affidavit Regarding Costs Paid issued by Landowner in the amount of \$2,555,080.98.

(d) Cost Certificate issued by the District Engineer in the amount of \$2,555,080.98.

C. Amount Owed

1. The amount owed to Landowner: \$2,555.080.98.

2. The amount as of January 31st in the 2019 Bonds Construction Account is \$2,344,995.84. That amount (plus any accrued interest) shall be paid to the Landowner. The District shall have no obligation to pay the Landowner any additional sums.

3. All terms and provisions of the Agreement shall remain in effect as hereby amended and are incorporated herein by reference.

IN WITNESS WHEREOF, the Parties execute this Amendment the day and year first written above.

Attest:

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

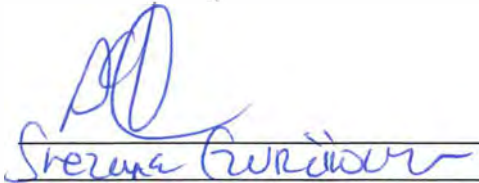
Jordan Lansford

Secretary/Assistant Secretary




Brady Lefem, as Chairman

Witness:



[Print Name]

PULTE HOME COMPANY, LLC,
a Michigan limited liability company



By: _____
Its: _____
Jeffrey Deason
Vice President

Tab 5

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS Wesbridge 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 District's Board of Supervisors (hereinafter the "Board") has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s).

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

Section 1. The Chairman, Vice Chairman, Secretary, Assistant Secretaries and Treasurer and Assistant Treasurer are hereby designated as authorized signatories for the operating bank accounts of the District.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 16 DAY OF APRIL 2020.

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

Jordan lansford

SECRETARY / ASSISTANT SECRETARY

Tab 7

RESOLUTION 2020-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING THE SECRETARY OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Wesbridge Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Eric Dailey as Secretary pursuant to Resolution 2019-05; and

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

Section 1. Bob Schleifer is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS _____ DAY OF MAY, 2020.

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 8

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Wesbridge Community Development District (“**District**”) prior to June 15, 2020, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 13, 2020

HOUR: 3:00 p.m.

LOCATION: The Office of Rizzetta & Company
5844 Old Pasco Rd., Suite 100
Wesley Chapel, FL 33544

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2020.

ATTEST:

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2020/2021

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2020/2021