



Rizzetta & Company

Bridgewater of Wesley Chapel Community Development District

Board of Supervisors' Meeting December 5, 2019

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

www.bwcdd.org

BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT

Country Walk Clubhouse 30400 Country Point Blvd., Wesley Chapel, FL 33543

Board of Supervisors	Steve Brown Joseph Kosiarski Vacant Chantell Sicard Don Brisendine	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Angel Montagna	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Steven Brletic	JMT Engineering

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.

**BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE □ 5844 OLD PASCO ROAD □ SUITE 100 □ WESLEY CHAPEL,
FL 33544**

WWW.BWCDD.ORG

November 27, 2019

**Board of Supervisors
Bridgewater of Wesley Chapel
Community Development
District**

Dear Board Members:

The regular meeting of the Board of Supervisors of Bridgewater of Wesley Chapel Community Development District will be held on **Thursday, December 5, 2019 at 6:30 p.m.** at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543. The following is the advance agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. AQUATIC/FIELD INSPECTION REPORTS**
 - A. Presentation of Aquatic Systems Report Tab 1
 - B. Presentation of Field Inspection/Landscape Report Tab 2
 1. Consideration of LMP's Response and Proposals
for Landscape Improvements Tab 3
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 5. BUSINESS ITEMS**
 - A. Consideration of a Board Supervisor Replacement..... Tab 4
 1. Administer Oath of Office to Newly Appointed
Supervisor..... Tab 5
 2. Review of Form 1 and Sunshine Amendment
 - B. Consideration of Resolution 2020-01, Re-Designating
Officers of the District..... Tab 6
 - C. Consideration of Proposal for Parking Bollards (under separate
cover)
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of the Operation & Maintenance
Expenditures for October 2019 Tab 7
 - B. Consideration of Minutes of the Board of Supervisors
Meeting held on November 7, 2019 Tab 8
- 7. AUDIENCE COMMENTS AND 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 me at (813) 933-5571.

Sincerely,
Angel Montagna
District Manager

Tab 1

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Bridgewater of Wesley Chapel 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 BRIDGEWATER OF WESLEY CHAPEL 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.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

**BRIDGEWATER OF WESLEY
CHAPEL COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 2

BRIDGEWATER OF WESLEY CHAPEL
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Operation and Maintenance Expenditures
October 2019
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2019 through October 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$51,066.30**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bridgewater of Wesley Chapel Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Systems Inc	004172	0000458470	Monthly Lake and Wetland Services 10/19	\$ 2,300.00
Chantell Sicard	004170	CS100319	Board of Supervisor Meeting 10/03/19	\$ 200.00
Donald L. Brisendine	004164	DB100319	Board of Supervisor Meeting 10/03/19	\$ 200.00
Innersynce Studio, Ltd DBA Campus Suite	004166	17586	CDD ADA Implementation 10/19	\$ 2,325.00
Johnson, Mirmiran, & Thompson, Inc.	004157	9-143615	Engineering Services 08/19	\$ 1,285.00
Joseph P. Kosiarski	004167	JK100319	Board of Supervisor Meeting 10/03/19	\$ 200.00
Landscape Maintenance Professionals, Inc.	004168	146621	Bahia & St. Augustine Fertilizer 08/19	\$ 460.00
Landscape Maintenance Professionals, Inc.	004168	146622	Pest Control 08/19	\$ 150.00
Landscape Maintenance Professionals, Inc.	004173	146899	Monthly Landscape Services 10/19	\$ 7,670.00
Landscape Maintenance Professionals, Inc.	004168	147094	Repaired 3 Inch Main Line Leak 09/19	\$ 471.21
Landscape Maintenance Professionals, Inc.	004168	147272	Palm Fertilizer 09/19	\$ 200.00
Landscape Maintenance Professionals, Inc.	004168	147273	Pest Control 09/19	\$ 140.00

Bridgewater of Wesley Chapel Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	004173	147278	Repaired 3 inch Main Line Leak 10/19	\$ 265.66
Landscape Maintenance Professionals, Inc.	004173	147307	Remove Debris From Irrigation Valve 10/19	\$ 22.50
Landscape Maintenance Professionals, Inc.	004173	147340	Installed Fall Annuals 10/19	\$ 1,968.00
Landscape Maintenance Professionals, Inc.	004173	147475	350 CY of Coco Mulch 10/19	\$ 14,000.00
Netix Solutions LLC	004160	0388	Monthly Website Services 10/19	\$ 100.00
Pasco Sheriff's Office	004161	I-8/12/2019-03917	Extra Duty Detail 09/19	\$ 2,924.00
Rizzetta & Company, Inc	004162	INV0000043739	Assessment Roll Preparation FY 19/20	\$ 5,000.00
Rizzetta & Company, Inc	004162	INV0000043863	District Management Fees 10/19	\$ 4,989.17
Rizzetta Amenity Services, Inc.	004163	INV0000000006718	Facilities Management Fees 10/19	\$ 523.75
Rizzetta Amenity Services, Inc.	004169	INV0000000006747	Out of Pocket Expenses 09/19	\$ 32.13
Solitude Lake Management LLC	004174	PI-A00310209	Lake & Pond Management Services SVR46583 10/01/19-03/31/20	\$ 955.00
Solitude Lake Management LLC	004174	PI-A00310210	Lake & Pond Management Services SVR46589 10/01/19-12/31/19	\$ 158.00

Bridgewater of Wesley Chapel Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2019 Through October 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Steve Brown	004165	SB10319	Board of Supervisor Meeting 10/03/19	\$ 200.00
Straley Robin Vericker	004158	17474	Legal Services 09/19	\$ 425.00
Straley Robin Vericker	004175	17565	Legal Services 09/19	\$ 200.00
Times Publishing Company	004159	0000007815 09/20/19	Act# 121714 Legal Advertising 09/19	\$ 92.00
Withlacoochee River Electric Cooperative, Inc	004171	10261233 09/19	Summary 1430204-1430211 09/19	\$ 2,968.04
Withlacoochee River Electric Cooperative, Inc	004171	Summary Billing 09/19	Summary Billing 09/19	<u>\$ 641.84</u>
Report Total				<u>\$ 51,066.30</u>

Tab 3

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**BRIDGEWATER OF WESLEY CHAPEL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Bridgewater of Wesley Chapel Community Development District was held on **Thursday, November 7, 2019 at 6:31 p.m.** at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Steve Brown	Board Supervisor, Chairman
Joseph Kosiarski	Board Supervisor, Vice Chairman
Don Brisendine	Board Supervisor, Assistant Secretary
Chantell Sicard	Board Supervisor, Assistant Secretary

Also present were:

Angel Montagna	District Manager, Rizzetta & Company, Inc.
Stephen Brletic	District Engineer, JMT Engineering
John Toborg	Field Services Manager, Rizzetta & Company, Inc.
Patrick Brophy	Representative, Aquatic Systems
Kevin Wilt	Representative, Aquatic Systems
Jason Liggett	Representative, LMP
Jonathan Masera	Representative, LMP
Brian Mortilaro	Representative, LMP

FIRST ORDER OF BUSINESS

Call to Order

Ms. Montagna called the meeting to order and performed roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

Aquatic/ Field Inspection Report

A. Aquatic Systems Report

46 Mr. Brophy presented and reviewed the Aquatics Report dated October 15,
47 2019. He stated that he and Mr. Wilt were onsite and reported on the site
48 visits. Mr. Brisendine would like a site visit with himself as the liaison with the
49 pond vendor.

50
51 A discussion ensued regarding the aquatic maintenance. Mr. Brisendine's
52 email attached as (Exhibit "A"). Mr. Brisendine will meet with the aquatic
53 vendors Friday at 2:15 p.m. at the round-a-bout on Bridgegate.

54
55 Ms. Montagna will speak to Ms. Stewart regarding the drain with the apple
56 snails.

57
58 **B. Presentation of Field Inspection Report**

59 Mr. Toborg presented the Field Inspection Report dated October 16, 2019. Ms.
60 Sicard inquired whether the trees had been trimmed and lifted on Glendalough
61 Way. The Board requested a proposal for the round-a-bout for their December
62 agenda.

63
64 A discussion ensued regarding signage.

65

On a Motion by Mr. Brisendine, seconded by Ms. Sicard, with all in favor, the Board of Supervisors approved 2 or 3 "No Trespassing" signs around Pond 80C to be determined by Mr. Toborg for Bridgewater of Wesley Chapel Community Development District.

66

67 A discussion ensued regarding the well/lift station. Mr. Toborg will call the
68 pump and well company. It was stated that mulching was missed and will be
69 placed this week and that mowing is done on Wednesdays. There is a main
70 line break that is currently being fixed. A discussion ensued regarding ants in
71 the common areas.

72

On a Motion by Mr. Kosiarski, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors approved Top Choice Ant Treatment and authorized District Chairman to execute the Proposal for Bridgewater of Wesley Chapel Community Development District.

73

74 A discussion ensued regarding no lights on the Japanese Blueberry trees at
75 Bridgegate and Curly Road and a Golden Oak that needs to be removed. An
76 arborist will inspect the tree first.

77

78 Mr. Toborg reviewed the process for a landscape maintenance RFP. The RFP
79 package for landscape maintenance will be on file for the next RFP. Mr.
80 Babbar will address when an RFP comes up again.

81

82

83 **FOURTH ORDER OF BUSINESS** **Consideration of a Board Supervisor**
84 **Replacement**
85

86 Ms. Montagna stated that she had only received one applicant for the vacant Board
87 seat, and he was unable to make today's meeting. She reviewed Derek Singh's request
88 for consideration for the vacant Board seat. The Board decided to table this item.
89

90 **FIFTH ORDER OF BUSINESS** **Administer Oath of Office to Newly**
91 **Appointed Supervisor**
92

93 This item was tabled until someone is appointed to the vacant seat on the Board.
94

95 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2020-01,**
96 **Re-Designating Officers of the District**
97

98 This item was also tabled.
99

100 **SEVENTH ORDER OF BUSINESS** **Consideration of Proposal for**
101 **Pressure Washing Sidewalks**
102

103 Ms. Montagna presented the preliminary proposal from All-Star Restoration to
104 pressure wash the exterior sidewalks in the common areas.
105

<p>On a Motion by Mr. Brown, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors approved the proposal from All-Star Restoration to pressure wash the common area sidewalks (\$6,000.00) for Bridgewater of Wesley Chapel Community Development District.</p>

106 **EIGHTH ORDER OF BUSINESS** **Consideration of Operation and**
107 **Maintenance Expenditures for**
108 **September 2019**
109
110

111 Ms. Montagna presented the Operation and Maintenance Expenditures for
112 September 2019.
113

<p>On a Motion by Mr. Brown, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for September 2019 (\$33,175.65) as presented for Bridgewater of Wesley Chapel Community Development District.</p>

114 **NINTH ORDER OF BUSINESS** **Consideration of Minutes of the**
115 **Board of Supervisors' Meeting held**
116 **on October 3, 2019**
117
118

119 Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on
120 October 3, 2019.
121

On a Motion by Ms. Sicard, seconded by Mr. Kosiarski, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on October 3, 2019 as presented for Bridgewater of Wesley Chapel Community Development District.

122
123 **TENTH ORDER OF BUSINESS**

Staff Reports

124
125 A. District Counsel
126 Not present.

127
128 B. District Engineer
129 Mr. Brletic spoke regarding the pond erosion. He presented proposals to repair
130 the pond erosion from Cross Environmental and Finn Outdoor. A discussion
131 ensued.
132

On a Motion by Mr. Brisendine, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved Finn Outdoor's proposal to repair the pond erosion (\$46,360.00) for 760 LF to include spot fixes for pond #15, pond #60B and pond #80A for Bridgewater of Wesley Chapel Community Development District.

133
134 C. District Manager
135 Ms. Montagna stated that the next Board meeting was scheduled for
136 December 5, 2019 at 6:30 p.m.

137
138 Ms. Montagna presented proposals for sidewalk repairs from Finn Outdoor
139 and IGD Services. Attached as (Exhibit "B").
140

On a Motion by Mr. Brisendine, seconded by Mr. Kosiarski, with all in favor, the Board of Supervisors approved Finn Outdoor's proposal for the repairs of the sidewalks (\$3,200.00) for Bridgewater of Wesley Chapel Community Development District.

141
142 A discussion ensued regarding the sidewalks, streetlights, and parking
143 issues. The Board requested a proposal for 2 or 3 parking bollards at their
144 December meeting. Stephen Brletic will provide proposals.
145

146 **ELEVENTH ORDER OF BUSINESS**

Audience Comments and Supervisor Requests

147
148
149 There were no audience members present. Ms. Montagna asked if there were any
150 Supervisor requests. Mr. Brisendine spoke regarding vendors and their services.
151
152

153 **TWELFTH ORDER OF BUSINESS** **Adjournment**

154
155
156
157

Ms. Montagna stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Brisendine seconded by Mr. Brown, with all in favor, the Board of Supervisors adjourned the meeting at 8:27 p.m. for Bridgewater of Wesley Chapel Community Development District.

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161

Secretary/Assistant Secretary

Chairman/Vice Chairman

