



Rizzetta & Company

DW BAYVIEW

Community Development District

Board of Supervisors'
Regular Meeting

October 17, 2025

District Office:
2700 S. Falkenburg Road, Suite 2745
Riverview, Florida 33578
813.533.2950

www.dwbayviewcdd.org

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

District Board of Supervisors	Brady Lefere Darryl Steiner Kat Diggs Ray Aponte Lindsay Holt	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Attorney	Alyssa Willson	Kutak Rock
Interim District Engineer	Trent Stephenson	LevelUp Consulting, LLC

All cellular phones and pagers must be turned off during the meeting.

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.

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT
District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

**Board of Supervisors
DW Bayview Community
Development District**

October 16, 2025

REVISED FINAL AGENDA

Dear Board Members:

The workshop of the Board of Supervisors of the DW Bayview Community Development District will be held on **Friday, October 17, 2025, at 10:00 a.m.** at the Driftwood Clubhouse located at 8810 Barrier Coast Trail, Parrish, FL 34219.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. Aquatic Maintenance
 - B. District Counsel
 - C. Interim Engineer
 - D. District Manager
- 4. BUSINESS ITEMS**
 - A. Discussion of Wildlife Signs.....Tab 1**
 - B. Consideration of Sitex Revised Maintenance Proposals
 1. Ponds.....Tab 2
 2. Wetlands.....Tab 3
 3. Quarterly Fountain.....Tab 4
 - C. Ratification of 2025-2026 FIA Insurance.....Tab 5
 - D. Consideration of Resolution 2026-01, Amending the 2024-2025 Budget....Tab 6
 - E. Consideration of Resolution 2026-02, Designating Officers of the District...Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting
Held on September 12, 2025.....Tab 8
 - B. Consideration of the Operations & Maintenance Expenditures
for August 2025.....Tab 9
- 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) 533-2950.

Sincerely,
Stephanie DeLuna
Stephanie DeLuna
District Manager

Tab 1



FLORIDA
INSURANCE
ALLIANCE

Living in Harmony: Wildlife Safety Tips & Signage Strategies for Districts



Florida's abundant wildlife is a treasure, but it also presents unique challenges for special districts, especially CDDs. As districts manage and maintain common areas, including parks, trails, and ponds, ensuring the safety of residents and visitors amidst wildlife encounters is paramount. While striking a balance between preserving natural beauty and mitigating risks can be complex, proactive measures like wildlife warning signage play a crucial role.

Recent Incidents Highlight the Need for Vigilance:

- **Tragic Toll:** In July 2023, an 85-year-old woman was tragically killed by an alligator while walking near her community pond in Sarasota County.
- **Close Call:** A 37-year-old man was bitten by an alligator while cleaning debris near a pond in Sanibel. Thankfully, he suffered only minor injuries.
- **Unfortunate Encounter:** In June 2022, a toddler was found dead in the mouth of an alligator near a retention pond in Orlando.

Signage: Your First Line of Defense

Clear and conspicuous signs are essential for raising awareness and deterring risky behavior. They are helpful in demonstrating that the districts have taken reasonable steps to inform the public of potential hazards. The presence of clear and visible warning signs can serve as evidence that the district fulfilled its duty to warn, potentially reducing liability in the event of an incident. While there's no "magic language" that guarantees safety or absolves the district from liability, clear and concise wording is essential. Signs should:

- **Indicate the Hazards :** Clearly indicate the presence of wildlife, such as "Caution: Alligators May Be Present."
- **Highlight Risks:** Specify potential dangers, like "Do Not Feed or Approach Alligators."
- **Promote Safety:** Encourage responsible behavior, such as "Keep Pets on Leash" and "Supervise Children."
- **Use Visuals:** Incorporate universally recognized symbols, like alligator and snake silhouettes, for quick comprehension.
- **Align With District Policies:** Clearly communicate any district-specific rules or prohibitions, such as "No Swimming," "No Fishing," or "No Boating." Aligning signage with adopted policies reinforces safety measures.



Strategic Sign Placement

As with the absence of specific language requirements for signs, there's also no single, universally applicable placement, distance, or spacing criteria for wildlife warning signs near ponds in Florida. Several factors influence optimal placement, including:

- 1. Visibility:** Signs should be clearly visible from all potential entry points and commonly frequented areas around the pond. This includes where ponds are in close proximity to playgrounds, parks, benches, dog parks, and other amenities. Dense vegetation or obstructions might necessitate closer placement.
- 2. Terrain:** On uneven or winding paths, consider placing signs more frequently to ensure continuous visibility for approaching individuals.
- 3. Hazard proximity:** If specific dangers like steep slopes or alligator habitat are concentrated in certain areas, place signs closer to those locations for immediate attention.
- 4. Local regulations:** Some Florida municipalities might have specific regulations regarding sign spacing for retention ponds. Consult local authorities for any applicable guidelines.
- 5. Common sense:** Ultimately, use your judgment to ensure adequate coverage. If you feel a specific area lacks clear warning due to distance or other factors, add another sign for better protection.

Here are some general recommendations based on pond size and complexity:

- **Small Ponds (<1 acre):** Place signs at least every 50-75 feet around the perimeter, with additional signs at entry points and near any specific hazards.
- **Medium Ponds (1-5 acres):** Consider spacing signs every 75-100 feet, with additional signs at key access points, pathways, and potential danger zones.
- **Large Ponds (>5 acres):** Increase spacing to 100-150 feet along the main perimeter but maintain closer placement (50-75 feet) near high-traffic areas, entry points, and concentrated hazards.

Beyond Signage: A Multi-Layered Approach

While signage is a crucial first step, a comprehensive wildlife safety strategy requires a multi-layered approach. Here are some additional measures districts can implement:

- **Habitat Maintenance:** Regularly maintain landscaping to reduce areas where wildlife might seek shelter or food. This includes keeping trees and shrubs trimmed, removing debris, and securing garbage cans. Balance maintenance with other ecological requirements, including those related to conservation areas and stormwater system design criteria.
- **Physical Barriers:** In areas with high wildlife activity or known risks, districts may need to consider installing physical barriers like fences or natural buffers to deter wildlife from entering populated areas.
- **Educational Outreach:** Distribute informational materials or utilize online platforms like the district's website to educate residents about local wildlife, their behavior, and safety precautions. The Florida Fish and Wildlife Conservation Commission (FWC) offers [valuable resources](#), including the "Living with Alligators" brochure, that can be shared with the community.
- **FWC's Statewide Nuisance Alligator Program (SNAP):** Familiarize residents with the [SNAP program](#) and how to report nuisance alligators. The FWC's hotline (866-FWC-GATOR) is available 24/7 for reporting concerns.
- **Clear Policies and Procedures:** Develop and implement clear policies and procedures for handling wildlife encounters, including reporting protocols and emergency response plans.
- **Regular Inspections and Monitoring:** Conduct routine inspections of common areas to identify potential hazards or signs of wildlife activity. Promptly address any issues to maintain a safe environment.

FAQs: Addressing Liability and Signage Concerns

- **Doesn't putting up warning signs increase our liability by acknowledging the danger?**

Not necessarily. Warning signs demonstrate that the district has taken reasonable steps to inform the public about potential hazards. This proactive approach can help mitigate liability in the event of an incident by showing that the district fulfilled its duty to warn.

- **What if residents complain that the signs are unsightly?**

Aesthetics are important, but safety should always be the priority. Districts can choose well-designed signs that blend with the environment and use clear, concise language to strike a balance between visual appeal and effective communication. Perceptions that a district valued aesthetics over safety may present challenges when defending related incidents or allegations and are generally disfavored from a public policy perspective.

- **If we post signs, does that mean we're admitting we're responsible if something happens?**

No. Posting warning signs would not automatically make a district liable for any incidents. However, it demonstrates a responsible approach to safety, which can be helpful in legal proceedings. The key is to combine signage with other safety measures and ensure that the signs are clear, accurate, and strategically placed.

- **Can't we just rely on common sense? People should know there are alligators in Florida.**

While Florida is known for its wildlife, not everyone is aware of the potential dangers, especially visitors or new residents. Additionally, even those familiar with alligators may underestimate the risks or engage in risky behavior. Signs serve as a constant reminder and encourage responsible actions.

- **Our district owns a golf course with over 40 water bodies, do we need a sign at each one?**

Strategic placement is still key. For golf courses, signage at entry points serves as an initial warning and sets expectations for golfers about wildlife safety on the course. Signage within the pro-shop, near the clubhouse, halfway houses or restroom buildings can also be considered.



Wildlife warning signs are an important tool for community development districts in managing safety risks associated with local wildlife. However, they should be part of a broader wildlife management strategy that includes education, physical safety measures, and adherence to local regulations. This approach not only helps protect individuals and wildlife, but it also contributes to a safer, more informed, and more harmonious community. After all, understanding and respecting our local wildlife is part of what makes living in Florida so special.

At Florida Insurance Alliance, we understand the risks and hazards found in our member districts. If you have areas of concern or would like one of our knowledgeable loss control consultants to review and assess your district's risk management program, please contact us at riskservices@egisadvisors.com.

Tab 2



Mailing:

Physical:

PO Box 917
Parrish, FL 34219

11719 31st TER E
Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & DW Bayview CDD hereafter called "customer"

Customer: DW Bayview CDD
C/O: Rizzetta
Contact: Stephanie DeLuna
Address: 2700 S. Falkenburg Rd Suite 200 Tampa, FL 33578
Email: SDeLuna@rizzetta.com
Phone: 813.533.2950

Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:

Thirty-Seven (37) Ponds (81 Acres) at the DW Bayview community located in Parrish, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- | | |
|--|----------|
| 1. Shoreline Grass and Brush Control | Included |
| 2. Underwater, Floating and Algae Treatment | Included |
| 3. Pond dye "as needed" | Included |
| 4. All Services Performed by State Licensed Applicator | Included |
| 5. Treatment Report Issued monthly | Included |
| 6. Use of EPA Regulated Materials Only | Included |
| 7. Storm Structure Vegetation treatments | Included |
| 8. Non-Construction trash removal "see terms" | Included |

Service shall consist of Twenty-Four (24) treatments a year as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 10/01/25 thru 09/30/26 Agreement will automatically renew as per Term and Conditions:

Monthly Pond service: \$4,648.00
Total Annual Maintenance Cost: \$55,776.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

09/25/2025

Accepted By

Date

President, Sitex Aquatics Ilc.

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

“NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I.E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY”

Tab 3



Mailing:

Physical:

PO Box 917
Parrish, FL 34219

11719 31st TER E
Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & DW Bayview CDD hereafter called "customer"

Customer: DW Bayview CDD
C/O: Rizzetta
Contact: Stephanie DeLuna
Address: 2700 S. Falkenburg Rd Suite 200 Tampa, Florida 33578
Email: SDeLuna@rizzetta.com
Phone: 813.533.2950

Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:

Thirty-One (31) Wetland buffers (30' swath) at the DW Bayview community located in Parrish, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- | | |
|---|----------|
| 1. K.I.P. (Kill in Place) Category 1&2 invasive species | Included |
| 2. Treatment Reports per application | Included |

Service shall consist of Four (4) treatments a year as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 10/01/25 thru 09/30/26 Agreement will automatically renew as per Term and Conditions:

Monthly invoice:	\$1,786.00
Total Annual Maintenance Cost:	\$21,432.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By

Date



President, Sitex Aquatics Ilc.

09/25/2025

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

“NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I.E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY”

Tab 4



Mailing:

Physical:

P.O. Box 917
Parrish, FL 34219

11719 31st TER E
Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Fountain/Aerator Maintenance Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and DW Bayview CDD hereafter called "customer"

Customer: DW Bayview CDD
C/O: Rizzetta
Contact: Stephanie DeLuna
Address: 2700 S. Falkenburg Rd Suite 200 Tampa, Florida 33578
Email: SDeLuna@rizzetta.com
Phone: 813.533.2950

The Following bid is for Quarterly Preventative Maintenance to the 9 Floating Fountain systems located @ the DW Bayview Community in Parrish, Florida.

Service	Cost
9-Floating Fountain Systems	\$1,350.00
Inspection of cabinets & cleaning of intake, lights & Floats	Included
Additional services	As needed
Annual cost	\$5,400.00

Services will be billed Quarterly. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.

09/25/2025

Accepted By

Date

President, Sitex Aquatics llc.

Date

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

Tab 5



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

DW Bayview Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

DW Bayview Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125775

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

DW Bayview Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125775

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,559
Public Officials and Employment Practices Liability	\$2,913
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$6,472

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

DW Bayview Community Development District

(Name of Local Governmental Entity)

By: 
[Brady Lefere \(Sep 18, 2025 11:10:54 EDT\)](#)
Signature

Brady Lefere
Print Name

Witness By: 
Signature

Stephanie DeLuna
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator

Proposal.FIA.PKG.DWBayview

Final Audit Report

2025-09-18

Created:	2025-09-18
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZlwtORRYVjEoYJeZ646w7Ap8MgcQlkZ7

"Proposal.FIA.PKG.DWBayview" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2025-09-18 - 3:08:48 PM GMT
-  Document emailed to Brady Lefere (brady.lefere@pultegroup.com) for signature
2025-09-18 - 3:08:52 PM GMT
-  Document emailed to Stephanie DeLuna (sdeluna@rizzetta.com) for signature
2025-09-18 - 3:08:52 PM GMT
-  Email viewed by Brady Lefere (brady.lefere@pultegroup.com)
2025-09-18 - 3:10:15 PM GMT
-  Document e-signed by Brady Lefere (brady.lefere@pultegroup.com)
Signature Date: 2025-09-18 - 3:10:54 PM GMT - Time Source: server
-  Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com)
2025-09-18 - 3:25:23 PM GMT
-  Document e-signed by Stephanie DeLuna (sdeluna@rizzetta.com)
Signature Date: 2025-09-18 - 5:00:12 PM GMT - Time Source: server
-  Agreement completed.
2025-09-18 - 5:00:12 PM GMT

Tab 6

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2024/2025, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 2, 2024, the Board of Supervisors of DW Bayview Community Development District (“**Board**”), adopted Resolution 2024-04 providing for the adoption of the District’s Fiscal Year 2024/2025 annual budget (“**Budget**”); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2024-04 authorize the Board to amend the Budget during Fiscal Year 2024/2025 or within sixty (60) days following the end of the Fiscal Year 2024/2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2024/2025.

- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the DW Bayview Community Development District for the fiscal year ending September 30, 2025, as amended and adopted by the Board of Supervisors effective October 17, 2025.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of DW Bayview Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2024-04, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2024-04 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

- 5. EFFECTIVE DATE.** This Resolution shall take effect as of October 17, 2025.

Introduced, considered favorably, and adopted this 17th day of October 2025.

ATTEST:

**DW BAYVIEW COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A
Amended Fiscal Year 2024/2025 Budget

Proposed Budget
DW Bayview Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Budget for 2024/2025
REVENUES	
Special Assessments	
Tax Roll	\$ 285,883
Developer Contributions	
Additional Revenue	\$ 13,458
TOTAL REVENUES	\$ 299,341
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 299,341
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 2,400
Financial & Administrative	
Accounting Services	\$ 20,920
Administrative Services	\$ 5,286
Arbitrage Rebate Calculation	\$ 900
Assessment Roll	\$ 5,736
Auditing Services	\$ 5,100
Disclosure Report	\$ 6,000
District Engineer	\$ 4,000
District Management	\$ 23,395
Dues, Licenses & Fees	\$ 175
Financial & Revenue Collections	\$ 4,173
Legal Advertising	\$ 1,500
Miscellaneous Mailings	\$ 750
Public Officials Liability Insurance	\$ 2,924
Tax Collector /Property Appraiser Fees	\$ -
Trustees Fees	\$ 8,000
Website Hosting, Maintenance, Backup (and Email)	\$ 2,800
Legal Counsel	
District Counsel	\$ 15,000
Administrative Subtotal	\$ 109,059
EXPENDITURES - FIELD OPERATIONS	
Stormwater Control	
Aquatic Maintenance	\$ 83,250
Other Physical Environment	
General Liability Insurance	\$ 3,574
Landscape Maintenance (Pond Mowing)	\$ 75,000
Property Insurance	\$ -
Parks & Recreation	
Fountain Repairs	\$ 8,000
Maintenance & Repairs	\$ 7,000
Miscellaneous Contingency	\$ 13,458
Field Operations Subtotal	\$ 190,282
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 299,341
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

Tab 7

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF DW
BAYVIEW COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING CERTAIN OFFICERS OF THE DISTRICT,
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the DW Bayview Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District desires to re-designate certain Officers of the District following the landowner election.

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

SECTION 1. Brady Lefere is appointed Chairman.

SECTION 2. Darryl Steiner is appointed Vice Chairman.

SECTION 3. Kat Diggs is appointed Assistant Secretary.

Ray Aponte is appointed Assistant Secretary.

Lindsay Holt is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Stephanie DeLuna is appointed Assistant Secretary.

Rachel Welborn is appointed Assistant Secretary.

Sean Wildermuth is appointed Assistant Treasurer.

Scott Brizendine is appointed Treasurer.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

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

PASSED AND ADOPTED this 17th day of October, 2025.

Attest:

**DW BAYVIEW COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair of Supervisors

Tab 8

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.

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of Del Webb Bayview Community Development District was held on **Friday, September 12, 2025, at 10:00 a.m.** at the Driftwood Clubhouse, located at 8810 Barrier Coast Trail, Parrish, FL, 34219.

Present and constituting a quorum were:

Brady Lefere	Board Supervisor, Chairman
Darryl Steiner	Board Supervisor, Vice Chairman
Kat Diggs	Board Supervisor, Assistant Secretary
Lindsay Holt	Board Supervisor, Assistant Secretary

Also present were:

Stephanie DeLuna	District Manager; Rizzetta & Company
Kate John	District Counsel; Kutak Rock (via phone)
Ryan Dugan	District Counsel; Kutak Rock (via phone)
Jason Jasczak	Representative, Advanced Aquatic
Bert Smith	Representative, Sitex Aquatics

Audience:	Present
-----------	----------------

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Ms. DeLuna called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

Multiple comments were heard surrounding ponds and wetlands.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatic Maintenance

No report was provided by EcoLogic and no representative was present.

48 **B. District Counsel**

49 Ms. John and Mr. Dugan were present via phone, and they had no updates.

51 **C. Interim Engineer**

52 Mr. McChesney was not present, and there was no report provided.

54 **D. District Manager**

55 Ms. DeLuna stated the next CDD meeting will be held on Friday, October 10, 2025,
56 at 10:00 a.m. at the DW Bayview Clubhouse. Ms. Rachel Welborn from Rizzetta
57 & Company, District Management, was introduced to the Board and audience.

59 1. Consideration of 2024-2025 Goals and Objectives

60 Ms. DeLuna reviewed the goals and objectives with the Board.

61 On a motion by Mr. Steiner seconded by Mr. Lefere, with all in favor, the Board of
Supervisors approved the 2024-2025 Goals and Objectives, as presented, for the DW
Bayview Community Development District.

62
63 **FOURTH ORDER OF BUSINESS**

63 **Business Items**

64 **A. Consideration of Aquatic Proposals**

65 There was a discussion and a Board question and answer session with both
66 vendors, Advanced Aquatics and Sitex, in attendance. Sitex outlined monthly
67 visits to wetland areas versus monthly for the same cost. Advanced Aquatics
68 provided updates to their scope and time periods.

69 On a motion by Mr. Steiner seconded by Mr. Lefere, with all in favor, the Board of
Supervisors approved District Counsel to engage with and retain Sitex Aquatics to begin
services on October 15, 2025, and terminate EcoLogic effective October 15, 2025, for
the DW Bayview Community Development District.

71 **B. Consideration of Pond Signs Proposal**

72 Resident complaints that the existing signs are too tall and should be shortened,
73 along with being placed closer to the water's edge. Mr. Holt stated that he felt that
74 Pulte should pay for these additional wildlife signs.

75 On a motion by Mr. Lefere seconded by Mr. Holt, with all in favor, the Board of
Supervisors approved a not to exceed amount of \$5000.00, and District Management
to work with the Chair and insurance company outside of a meeting to approve wildlife
signs, for the DW Bayview Community Development District.

C. Consideration of Stantec Drainage Review Proposal

A second opinion by Stantec would cost the District \$10,111.00. The Board agreed to table this item due to the cost.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on August 8, 2025.

Ms. DeLuna presented the meeting minutes to the Board.

On a motion by Mr. Steiner seconded by Ms. Diggs, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on August 8, 2025, as presented, for the DW Bayview Community Development District.

B. Consideration of Minutes of the Workshop held on July 18, 2025.

On a motion by Mr. Steiner seconded by Mr. Holt, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on July 18, 2025, as presented, for the DW Bayview Community Development District.

C. Consideration of Operation & Maintenance Expenditures for July 2025

It was asked that two invoices, \$1565.00 and \$600.00 be reviewed for possible HOA responsibility.

On a motion by Mr. Lefere seconded by Mr. Steiner, with all in favor, the Board of Supervisors ratified the expenditures for July 2025 (\$10,653.82), with two invoices being reviewed for possible HOA responsibility, for the DW Bayview Community Development District.

SIXTH ORDER OF BUSINESS

Supervisors Requests

Mr. Steiner referenced Resolution 2024-06, designating 8810 Barrier Coast Trail as the location for the District's local records office. Ms. DeLuna stated a thumb drive will be changed out every meeting and left at this location.

Mr. Steiner requested the stormwater grates be checked quarterly by the aquatic vendor.

NINTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Steiner seconded by Mr. Diggs with all in favor, the Board of Supervisors motioned to adjourn the meeting at 12:05 p.m., for DW Bayview Community Development District

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 9

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950

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

www.dwbayviewcdd.org

Operation 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:

Approval of Expenditures: **\$5,153.35**

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

DW Bayview 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>
Rizzetta & Company, Inc.	300011	INV0000101236	District Management Fees 08/25	\$5,081.16
The Observer Group, Inc.	300012	25-01496M	Legal Advertising 08/25	<u>\$72.19</u>
Total Report				<u><u>\$5,153.35</u></u>

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
8/2/2025	INV0000101236

Bill To:

DW BayView CDD
2662 S. Falkenburg Road
Riverview FL 33578



Services for the month of	Terms	Client Number
August	Upon Receipt	00567

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,743.33	\$1,743.33
Administrative Services	1.00	\$440.50	\$440.50
Dissemination Services	1.00	\$500.00	\$500.00
Financial & Revenue Collections	1.00	\$347.75	\$347.75
Management Services	1.00	\$1,949.58	\$1,949.58
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,081.16
		Total	\$5,081.16

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01496M

Date 08/22/2025

Attn:
DW Bayview CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01496M

\$72.19

Notice of Special Meeting

RE: Meeting on September 12, 2025 at 10:00am; DW Bayview CDD

Published: 8/22/2025

RECEIVED
08/21/25

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$72.19

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE DW Bayview Community Development DISTRICT

NOTICE IS HEREBY GIVEN that the DW Bayview Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on September 12, 2025, at 10:00 a.m. at Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. 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), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of 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 such appeal is to be based.

Stephanie DeLuna
District Manager

DW Bayview Community Development district
August 22, 2025

25-01496M

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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