



Rizzetta & Company

# **DW BAYVIEW**

## **Community Development District**

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**Board of Supervisors'  
Special Meeting**

**March 20, 2026**

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

## DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT AGENDA

<b>District Board of Supervisors</b>	Brady Lefere Darryl Steiner Kat Diggs Ray Aponte Lindsay Holt	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Stephanie DeLuna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Kate John	Kutak Rock
<b>Interim District Engineer</b>	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

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

**March 13, 2026**

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the DW Bayview Community Development District will be held on **Friday, March 20, 2026, 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
    1. Sitex Aquatic Report .....Tab 1
  - B. District Counsel
  - C. Interim Engineer
  - D. District Manager
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on February 20, 2026, .....Tab 2
  - B. Consideration of the Operations & Maintenance Expenditures for January 2026 .....Tab 3
- 5. BUSINESS ITEMS**
  - A. Consideration of Wetland Proposals.....Tab 4
  - B. Ratification of Aquatics Wetland Z Proposal .....Tab 5
- 6. SUPERVISOR REQUEST**
- 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,

*Rachel Welborn*

Rachel Welborn  
District Manager

# Tab 1



# MONTHLY REPORT

MARCH, 2026



# DW BAYVIEW CDD

8816 SKY SAIL CVOVE  
PARRISH, FL 34219  
37 PONDS  
30 WETLAND BUFFERS



## SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!



Pond #4A Treated for Shoreline Vegetation.



Pond #26 Treated for Algae and Shoreline Vegetation.



Pond #27 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #F5 Treated for Algae and Shoreline Vegetation.



Pond #F4 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #7 Treated for Shoreline Vegetation.



Pond #28A Treated for Shoreline Vegetation.



Pond #35 Treated for Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.



Pond #37 Treated for Algae and Shoreline Vegetation.

## **Tab 2**

**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 DW Bayview Community Development District was held on **Friday, February 20, 2026, at 10:00 a.m.**, at Driftwood Clubhouse, located at 8810 Barrier Coast Trail, Parrish, FL 34219.

Present and constituting a quorum were:

Brady Lefere	<b>Board Supervisor, Chairman</b>
Daryl Steiner	<b>Board Supervisor, Vice Chairman</b>
Kat Lawler	<b>Board Supervisor, Asst. Secretary</b>
Lindsay Holt	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Rachel Welborn	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Kate John	<b>District Counsel, Kutak Rock (Via Phone)</b>
Bert Smith	<b>Representative, Sitex Aquatics</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Welborn called the meeting to order, conducted roll call, and verified that a quorum was present. The meeting commenced at 10:00 a.m.

Ms. Lawler gave a brief update on Preserve H.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Audience comments were entertained regarding dead foliage in the community, concerns with wetland areas, and pond algae.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Update**

Mr. Smith presented his report to the Board of Supervisors and responded to Board questions. He stated that he will provide proposals as per discussions.

**B. District Counsel**

Ms. John stated that she had nothing new to report.

51 **C. Interim Engineer**  
52 Not present. No report.

53  
54 **D. District Manager**  
55 Ms. Welborn advised the Board of Supervisors that the next meeting will be on  
56 March 20, 2026, at 10:00 a.m.

57  
58 **FOURTH ORDER OF BUSINESS** **Business Items**

59  
60  
61 **A. Consideration of Resolution 2026-05, Redesignating Registered Agent**

62  
63 Ms. Welborn presented the resolution to the Board.

64  
On a motion from Mr. Steiner, seconded by Mr. Lefere, with all in favor, the Board of Supervisors adopted Resolution 2026-05, naming William J. Rizzetta of Rizzetta & Company, Inc. as the registered agent for the DW Bayview Community Development District.

65  
66 **B. Discussion of Preserve H**

67  
68 Ms. Lawler led this discussion prior to audience comments.

69  
70 **C. Discussion of HOA Fence**

71  
72 A brief discussion was held regarding ongoing discussions by the HOA Safety  
73 Committee regarding extending the existing fence into the preserve. No Board action was  
74 taken at this time.

75  
76 **FIFTH ORDER OF BUSINESS** **Business Administration**

77  
78 **A. Consideration of Minutes of Board of Supervisors Regular Meeting held**  
79 **on January 16, 2026**

80  
81 A request was made to update Ms. Lawler's last name.

82  
On a motion from Mr. Steiner, seconded by Mr. Holt, the Board of Supervisors approved the meeting minutes for January 16, 2026, as amended, for the DW Bayview Community Development District.

83  
84 **B. Consideration of Operation & Maintenance Expenditures for**  
85 **December**

86  
87 It was noted that the invoice for arbitrage services should be for the 2022 series  
88 bonds.

89  
On a motion from Mr. Steiner, seconded by Mr. Holt, the Board of Supervisors ratified the Operation and Maintenance Expenditures for December (\$66,724.88), as amended, for the DW Bayview Community Development District.

90 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

91  
92       There were no Supervisor requests.

93  
94 **SEVENTH ORDER OF BUSINESS** **Adjournment**

95  

On a motion from Mr. Steiner, seconded by Mr. Holt, the Board of Supervisors adjourned the meeting at 11:16 a.m., for the DW Bayview Community Development District.

96  
97  
98  
99

100  
101 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/ Vice Chairman

# Tab 3

# DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · (813) 533-2950  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.dwbayviewcdd.org](http://www.dwbayviewcdd.org)

## **Operation and Maintenance Expenditures January 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$48,226.42**

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\_\_\_\_\_ Chairperson  
\_\_\_\_\_ Vice Chairperson  
\_\_\_\_\_ Assistant Secretary

# DW Bayview Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Darryl Dey Steiner	20260123-01	DS011625	Board of Supervisor Meeting 01/16/26	\$ 200.00
Kutak Rock, LLP	300041	3675434 32823-1	Legal Services 11/25	\$ 1,047.00
Regions Bank Corporate Trust	300042	127522	Trustee Annual Fees SERIES 2022 12/25	\$ 3,500.00
Rizzetta & Company, Inc.	300039	INV0000106248	Accounting Services 01/26	\$ 5,164.50
School Now	300040	INV-SN-1124	School Now CMS -ADA 11/25	\$ 1,537.50
Sitex Aquatics, LLC	300043	10336-b	Aquatic Maintenance 10/25	\$ 6,434.00
Sitex Aquatics, LLC	300043	10520-b	Aquatic Maintenance 12/25	\$ 4,648.00
Sitex Aquatics, LLC	300046	10624-b	Aquatic Maintenance 01/26	\$ 4,648.00
Sunrise Landscape	300044	14 48101	Landscape Maintenance 11/25	\$ 6,991.65
Sunrise Landscape	300044	14 49223	Landscape Maintenance 12/25	\$ 6,991.94
Sunrise Landscape	300047	14 51404	Landscape Maintenance 01/26	\$ 6,991.64
The Observer Group, Inc.	300045	26-00008M	Legal Advertising 01/26	\$ <u>72.19</u>
<b>Total Report</b>				<b>\$ <u><u>48,226.42</u></u></b>

DW BAYVIEW CDD

Meeting Date: January 16, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Brady Lefere*		
Ray Aponte*		
Kat Diggs*		
Lindsay Holt		<del>X</del>
Darryl Steiner		X

not present  
DS011625

(\*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:03
Meeting End Time:	11:43
Total Meeting Time:	1 hr 40 mins

Time Over _____ ( 3 ) Hours:	
------------------------------	--

Total at \$175 per Hour:	\$0.00
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: R. Johnson

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 26, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Client Matter No. 32823-1  
Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

DW BayView CDD  
Rizzetta & Company  
Unit 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3675434  
32823-1

Re: General Counsel

For Professional Legal Services Rendered

11/02/25	P. O'Bryant	0.20	58.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/05/25	R. Dugan	0.20	61.00	Review unaudited financial statements and budget resolution; correspondence regarding same
11/12/25	J. Gillis	0.10	22.00	Review board members and prepare updates to Capital Conversations e-mail tracking chart
11/13/25	K. John	2.80	784.00	Prepare project completion resolution
11/30/25	R. Dugan	0.40	122.00	Review draft project completion resolution for Series 2021; correspondence with engineer regarding same
TOTAL HOURS		3.70		

**KUTAK ROCK LLP**

DW BayView CDD

December 26, 2025

Client Matter No. 32823-1

Invoice No. 3675434

Page 2

TOTAL FOR SERVICES RENDERED \$1,047.00

TOTAL CURRENT AMOUNT DUE \$1,047.00

UNPAID INVOICES:

October 6, 2025 Invoice No. 3638020 3,180.67

November 6, 2025 Invoice No. 3653973 1,652.41

December 4, 2025 Invoice No. 3669455 1,970.50

TOTAL DUE \$7,850.58



Invoice # 127522

BI # 13494

12/03/2025

DW BAYVIEW CDD  
C/O RIZZETTA & COMPANY  
3434 COLWELL AVENUE  
TAMPA FL 33614

DW BAYVIEW COMMUNITY DEVELOPMENT  
DISTRICT SPECIAL ASSESSMENT BONDS,  
SERIES 2022 (2022 ASSESSMENT AREA)  
BI 13494

Please remit the following for Trustee, Paying Agent, Registrar, Custodial or Escrow Agent Fee.

Due Date 10/01/2025

ANNUAL FEE	\$3,500.00
------------	------------

Total Due: \$3,500.00

Detach and remit with payment to the address below. If paying by wire, please remit to the following instructions.

Thank you for choosing Regions Bank

13494

Due Date 10/01/2025

Amount Due \$3,500.00

itions or concerns.

y Office Circle, 6th Floor, Birmingham Alabama 35244

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

**Invoice**

Date	Invoice #
1/2/2026	INV0000106248

**Bill To:**

DW BayView CDD 2662 S. Falkenburg Road Riverview FL 33578
---

Services for the month of	Terms	Client Number
January	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	\$2,032.92	\$2,032.92
Website Compliance & Management	1.00	\$100.00	\$100.00
<b>Subtotal</b>			\$5,164.50
<b>Total</b>			\$5,164.50



# INVOICE

DW Bayview CDD  
2700 S. Falkenburg Drive, Suite 2745  
Riverview FL 33578  
United States

Invoice #                    INV-SN-1124  
Invoice Date:             11/21/2025  
Due Date:                 12/21/2025  
PO#:

Item	Description	AMOUNT
SchoolNow CMS	Full-featured websites and intranet with unlimited storage and users	\$600.00
SchoolNow ADA	Monthly reporting, error correction and training resources	\$937.50
	Subtotal:	\$1,537.50
	Tax Total:	
	Total:	\$1,537.50
	Amount Paid:	\$0.00
<b>Direct Deposit Instruction:</b>	<b>Amount Due:</b>	<b>\$1,537.50</b>

Subscription start: 12/15/2025  
Subscription end: 12/14/2026

[Click Here to pay with Credit Card](#)

**Check Remittance:**

Innersync Studios Ltd  
P.O. Box 771470  
St. Louis, MO 63177-9816  
United States

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



## Bill to

DW Bayview CDD  
Rizzetta  
2700 S. Falkenburg Rd Suite 200  
Tampa, FL 33578

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## Invoice details

Invoice no.: 10336-b  
Terms: Net 30  
Invoice date: 10/15/2025  
Due date: 11/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Aquatic Monthly Lake Maintenance: 37 Waterways. 2x a Month	1	\$4,648.00	\$4,648.00
2.		<b>Aquatic Maintenance</b>	Quarterly Maintenance: 31 Wetland Sites Serviced: Nov, Feb, May, August Billed Monthly	1	\$1,786.00	\$1,786.00

---

**Total** **\$6,434.00**

**Overdue** 11/14/2025

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



## Bill to

DW Bayview CDD  
Rizzetta  
2700 S. Falkenburg Rd Suite 200  
Tampa, FL 33578

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## Invoice details

Invoice no.: 10520-b  
Terms: Net 30  
Invoice date: 12/01/2025  
Due date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Aquatic Monthly Lake Maintenance: 37 Waterways. 2x a Month	1	\$4,648.00	\$4,648.00

---

**Total** **\$4,648.00**

## Ways to pay

BANK

[View and pay](#)

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



## Bill to

DW Bayview CDD  
Rizzetta  
2700 S. Falkenburg Rd Suite 200  
Tampa, FL 33578

---

## Invoice details

Invoice no.: 10624-b  
Terms: Net 30  
Invoice date: 01/01/2026  
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Aquatic Monthly Lake Maintenance: 37 Waterways. 2x a Month	1	\$4,648.00	\$4,648.00

---

**Total** **\$4,648.00**

## Ways to pay

BANK

[View and pay](#)



5100 W Kennedy Blvd  
 Ste 325  
 Tampa, FL 33609

Invoice 14 48101

PO#	Date
	11/03/2025
Sales Rep	Terms
Jorge Cardenas	Net 30

Bill To
DW Bayview CDD 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
DW Bayview CDD 8816 Sky Sail Cove Parrish, FL 34221

Item	Qty	Rate	Ext. Price	Amount
#30056 - Landscape Maintenance Agreement- November 25' November 2025				\$6,991.65

<b>Total</b>	<b>\$6,991.65</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$6,991.65</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$6,991.65	\$6,991.65	\$0.00	\$0.00	\$6,991.65



5100 W Kennedy Blvd  
 Ste 325  
 Tampa, FL 33609

Invoice 14 49223

PO#	Date
	12/01/2025
Sales Rep	Terms
Scott Norris	Net 30

Bill To
DW Bayview CDD 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
DW Bayview CDD 8816 Sky Sail Cove Parrish, FL 34221

Item	Qty	Rate	Ext. Price	Amount
#31171 - Landscape Maintenance Agreement- December 25 December 2025				\$6,991.94

<b>Total</b>	<b>\$6,991.94</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$6,991.94</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$13,983.59	\$0.00	\$6,991.65	\$0.00	\$6,991.65



5100 W Kennedy Blvd  
 Ste 325  
 Tampa, FL 33609

Invoice 14 51404

PO#	Date
	01/01/2026
Sales Rep	Terms
Scott Norris	Net 30

Bill To
DW Bayview CDD 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
DW Bayview CDD 8816 Sky Sail Cove Parrish, FL 34221

Item	Qty	Rate	Ext. Price	Amount
#32900 - Landscape Maintenance Agreement- January 26 January 2026				\$6,991.64

<b>Total</b>	<b>\$6,991.64</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$6,991.64</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$6,991.64	\$13,983.59	\$0.00	\$6,991.65	\$6,991.65

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-00008M

Date 01/02/2026

**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 # 26-00008M <b>Notice of Special Meeting</b> RE: Meeting on January 16, 2026 at 10:00am Published: 1/2/2026	\$72.19

Important Message	Paid
Please include our Serial # on your check      Pay by credit card online: <a href="https://legals.businessobserverfl.com/send-payment/">https://legals.businessobserverfl.com/send-payment/</a>	( )
	<b>Total</b> <b>\$72.19</b>

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

**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 Friday, January 16, 2026, 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 [rwelborn@rizzetta.com](mailto:rwelborn@rizzetta.com) or [cgargaro@rizzetta.com](mailto:cgargaro@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, 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.

Rachel Welborn  
District Manager  
DW Bayview Community Development District  
January 2, 2026

26-00008M

**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

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# Tab 4

# DW BAYVIEW CDD

8816 SKY SAIL CVOVE  
PARRISH, FL 34219  
37 PONDS  
30 WETLAND BUFFERS





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:** Rachel Welborn  
**Address:** 2700 S. Falkenburg Rd Suite 200 Tampa, FL 33578  
**Email:** RWelborn@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:*

**Pond #38 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. Pond #38 Perimeter Planting Bare root Gulf Coast spike rush planted on 1' on center \$1,340.00**

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a Agreement will automatically renew as per Term and Conditions:*

*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 \_\_\_\_\_  
Joseph T. Craig  
President, Sitex Aquatics Ilc. \_\_\_\_\_ Date 03/10/2026

# 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 One (1) 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 \_\_\_\_\_() month period. This Agreement shall be automatically renewed at the end of the \_\_\_\_\_ () 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.

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“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”



Mailing: PO Box 917 Parrish, FL 34219  
Physical: 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:** Rachel Welborn  
**Address:** 2700 S. Falkenburg Rd Suite 200 Tampa, FL 33578  
**Email:** RWelborn@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:*

Wetland A Area at the DW Bayview community located in Parrish, FL (see attached map)

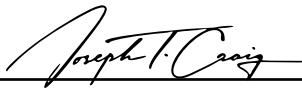
*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

- 1. 30' Buffer zone forestry mulching of dry areas \$3,650.00

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a Agreement will automatically renew as per Term and Conditions:*

*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.  Date 03/10/2026

# Terms & Conditions

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# Tab 5



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

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Wetland Z Area at the DW Bayview community located in Parrish, FL (see attached map)

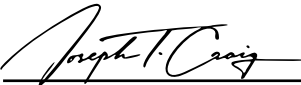
*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

- 1. Straighten & Re-stake of aprox. 25 Oak Trees \$5,000.00
- 2. Additional tree's priced @ \$200.00 includes labor & materials

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a Agreement will automatically renew as per Term and Conditions:*

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<i>Rachel Welborn</i>	03/13/2026		03/10/2026
Accepted By	Date	President, Sitex Aquatics llc.	Date

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