



Rizzetta & Company

# **DW BAYVIEW**

## **Community Development District**

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**Board of Supervisors'**  
**Regular Meeting**

**April 17, 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 Lawler 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.

**REVISED RRDW 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**

**April 17, 2026**

**REVISED 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, April 17, 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.....Tab 1
  - B. District Counsel
  - C. Interim Engineer
  - D. District Manager
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2026-06, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project(s) Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date.....Tab 2
    - Requisition Number CR8 (Series 2021, 2021 Project) and Supplemental Acquisition (Phase 1A Improvements).....Tab 3
    - Requisition Number CR3 (Series 2022, 2022 Project).....Tab 4
  - B. Ratification of Sitex Wetland Work Authorization.....Tab 5
  - C. Discussion on Filling Board Vacancies and Board Transition.....Tab 6
    - Acceptance of Resignation(s)
    - Appointment of Supervisor(s)
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting Held on March 20, 2026.....Tab 7
  - B. Consideration of the Operations & Maintenance Expenditures for February and March 2026.....Tab 8
- 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

APRIL, 2026



# DW BAYVIEW CDD

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



## SUMMARY:

Winter is over and Spring is upon us. As air temperatures rise so will the water. With the water drought and a rise in temperatures we will see a great influx in Algae blooms. Some ponds may go dry if we see this continue through the month. We will be aggressively monitoring as well as treating all blooms and unwanted growth as it shows its self.



Pond #15 Treated for Algae and Shoreline Vegetation.



Pond #FS Treated for Algae and Shoreline Vegetation.



Pond #4A Treated for Shoreline Vegetation.



Pond #8 Treated for Algae and Shoreline Vegetation.



Pond #26B Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Algae and Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #HH Treated for Shoreline Vegetation.



Pond #11 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #F2 Treated for Algae and Shoreline Vegetation.



Pond #F1 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #X Treated for Algae and Shoreline Vegetation.

## **Tab 2**

RESOLUTION 2026-06

PROJECT COMPLETION RESOLUTION FOR  
DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 AND SERIES 2022 PROJECTS

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING CERTAIN PROJECT(S) COMPLETE; PROVIDING DIRECTION TO DISTRICT STAFF; FINALIZING ASSESSMENTS; AUTHORIZING CONVEYANCES; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

*Background*

**WHEREAS**, the DW Bayview Community Development District ("**District**") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District previously issued the following series of bonds in order to finance certain projects of the District, as follows:

- (1) Special Assessment Bonds, Series 2021 ("**Series 2021 Bonds**"), secured by the "**Series 2021 Special Assessments**," and in order to finance a portion of its "**Series 2021 Project**;" and
- (2) Special Assessment Bonds, Series 2024 ("**Series 2022 Bonds**"), secured by the "**Series 2022 Special Assessments**," and in order to finance a portion of its "**Series 2022 Project**."

**WHEREAS**, all of the foregoing series of bond(s), assessment(s) and project(s) referenced above are referred to herein as the "**Bond(s)**," "**Assessment(s)**," and "**Project(s)**;" and

**WHEREAS**, after due notice and public hearings, the District previously adopted Resolutions No. 2021-02, 2021-09, and 2021-11, adopted on November 2, 2020, December 7, 2020, and March 5, 2021, respectively, related to the Series 2021 Bonds, and Resolutions No. 2021-02, 2021-09, and 2022-06, adopted on November 2, 2020, December 7, 2021, and August 12, 2022, respectively, related to the Series 2022 Bonds, levying the Assessment(s) (the "**Assessment Resolutions**"); and

**WHEREAS**, pursuant to Chapter 170, *Florida Statutes*, and the trust indentures for the Bond(s), the District Engineer has executed and delivered an "**Engineer's Certificate**," attached hereto as **Exhibit A**, wherein the District Engineer certified the Project(s) complete; and

**WHEREAS**, the District Assessment Consultant similarly has executed and delivered a "**District Certificate**," attached hereto as **Exhibit B**, wherein the District Assessment Consultant has made certain certifications relating to the completion of the Project(s); and

**WHEREAS**, in reliance upon the Engineer's Certificate and District Certificate, the District's Board desires to certify the Project(s) complete in accordance with the trust indentures for the Bond(s), the Assessment Resolutions, and pursuant to Chapter 170, *Florida Statutes*, and to establish a date of the completion for the Project(s);

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

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. **AUTHORITY.** This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. **ACCEPTANCE OF ENGINEER'S CERTIFICATE AND DISTRICT CERTIFICATE.** The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto as **Exhibit B**, and certifies the Project(s) complete in accordance with the trust indentures for the Bond(s), the Assessment Resolutions and pursuant to Chapter 170, *Florida Statutes*. The Completion Date, as that term is defined in the trust indentures, shall be April 17, 2026.

4. **DIRECTION TO DISTRICT STAFF.** District Staff is directed to notify the Trustee for the Bond(s) of the completion of the Project(s), and to effect any final transfers of funds from the reserve accounts and acquisition and construction accounts for the Bond(s), and close the acquisition and construction accounts, upon completion of such transfers.

5. **FINALIZATION OF ASSESSMENT(S).** Pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolutions, and because the Project(s) are complete, the Assessment(s) are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Project(s). Because all of the original construction proceeds from the Bond(s) were used to construct the Project(s), respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolutions, the Assessment(s) are hereby finalized in the amount of the outstanding debt due on the Bond(s), respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the Assessment Resolutions and reports adopted for the levy of the Assessment(s), as well as the Final Assessment Lien Roll on file with the District Manager.

6. **REAL ESTATE CONVEYANCES; PERMITS.** In connection with the Project(s), the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, the "Conveyances"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

7. **IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the Assessment(s) as reflected herein shall be recorded by the Secretary of the Board of the District in the

District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**8. TRUE-UP PAYMENTS.** As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

**9. GENERAL AUTHORIZATION.** The Chairperson, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

**10. CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the Assessment Resolutions which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessment(s) shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**11. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 17<sup>th</sup> day of April, 2026.

ATTEST:

DW BAYVIEW COMMUNITY DEVELOPMENT  
DISTRICT

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** District Engineer's Certificate

**Exhibit B:** District Certificate

EXHIBIT A

**ENGINEER'S CERTIFICATE REGARDING COMPLETION OF THE  
DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT PROJECT(S)**

April 17, 2026

Board of Supervisors  
DW Bayview Community Development District

Regions Bank, as Trustee

RE: Certificate of Completion for Certain District Project(s)

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the following District "**Project(s):**" (1) "**Series 2021 Project,**" which was funded in part by the District's Special Assessment Bonds, Series 2021, and (2) "**Series 2022 Project,**" which was funded in part by the District's Special Assessment Bonds, Series 2022. This Certificate is intended to evidence the completion of the Project(s) undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. The Project(s) has/have been completed in substantial compliance with the specifications and are capable of performing the functions for which they were intended.
2. Based on our review of the requisitions and information provided by the District Manager, all labor, services, materials, and supplies used in the Project(s) have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
3. All plans, permits and specification necessary for the operation and maintenance of the Project(s) improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.
4. As part of the Project(s), the District did not fund any improvements that generated impact fee credits or similar credits.
5. The total cost of each Project(s) was greater than the amount deposited in the applicable acquisition and construction account established for the Bond(s) related to the Project.

[Signature page follows]



EXHIBIT B

**DISTRICT CERTIFICATE REGARDING COMPLETION OF THE  
DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT PROJECT(S)**

April 17, 2026

Board of Supervisors  
DW Bayview Community Development District

Regions Bank, as Trustee

RE: Certificate of Completion for Certain District Project(s)  
District Assessment Consultant Certifications

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the following District project(s): (1) "**Series 2021 Project**," which was funded in part by the District's Special Assessment Bonds, Series 2021 ("**Series 2021 Bonds**"), which were secured in part by the "**Series 2021 Special Assessments**;" and (2) "**Series 2022 Project**," which was funded in part by the District's Special Assessment Bonds, Series 2022 ("**Series 2022 Bonds**"), which were secured in part by the "**Series 2022 Special Assessments**." All of the foregoing series of bond(s), assessment(s) and project(s) referenced above are referred to herein as the "**Bond(s)**," "**Assessment(s)**," and "**Project(s)**." This Certificate is intended to make certain certifications relating to the completion of the Project(s) undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District's Assessment Consultant, hereby makes the following certifications upon which the District may rely:

1. The total cost of each Project(s) was greater than the amount deposited in the applicable acquisition and construction account established for the Bond(s) related to the Project. Further, The District has spent substantially all monies from the applicable construction account(s) for the Project(s). Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the Assessment(s).
2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessment(s) from the completed Project(s) continues to be sufficient to support the applicable Assessment(s). Moreover, Assessment(s) continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.
3. The Developer has satisfied any and all requirements, if any, to make contributions of infrastructure in connection with the reduction of the Assessment(s) to meet target levels, repay impact fee credits, or otherwise offset assessments.
4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bond(s).

5. The Assessment(s) are sufficient to pay the remaining debt service on the Bond(s).

6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessment(s).

*[Signature page follows]*

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Project Completion.

**DW BAYVIEW COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_, District Manager/Assessment  
Consultant

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \* physical presence or \* online notarization, this \_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, on behalf of DW Bayview Community Development District, as Assessment Consultant for the DW Bayview Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**ENGINEER'S CERTIFICATE REGARDING COMPLETION OF THE  
DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT PROJECT(S)**

April 17, 2026

Board of Supervisors  
DW Bayview Community Development District

Regions Bank, as Trustee

RE: Certificate of Completion for Certain District Project(s)

This Certificate is furnished in accordance Chapter 170, *Florida Statutes*, and regarding the following District "**Project(s):**" (1) "**Series 2021 Project,**" which was funded in part by the District's Special Assessment Bonds, Series 2021, and (2) "**Series 2022 Project,**" which was funded in part by the District's Special Assessment Bonds, Series 2022. This Certificate is intended to evidence the completion of the Project(s) undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. The Project(s) has/have been completed in substantial compliance with the specifications and are capable of performing the functions for which they were intended.
2. Based on our review of the requisitions and information provided by the District Manager, all labor, services, materials, and supplies used in the Project(s) have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.
3. All plans, permits and specification necessary for the operation and maintenance of the Project(s) improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.
4. As part of the Project(s), the District did not fund any improvements that generated impact fee credits or similar credits.
5. The total cost of each Project(s) was greater than the amount deposited in the applicable acquisition and construction account established for the Bond(s) related to the Project.

[Signature page follows]

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

LEVELUP CONSULTING, LLC

R Trent Stephens  
R Trent Stephens P.E.  
Florida Registration No. 59514  
District Engineer

STATE OF Florida  
COUNTY OF Hillsborough

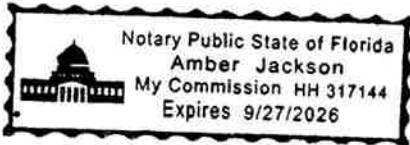
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of April, 2026, by R Trent Stephens P.E., an authorized representative of LevelUp Consulting, LLC, as District Engineer of the DW Bayview Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

Amber Jackson  
Notary Public, State of Florida

Print Name: Amber Jackson

Commission No.: HH 317144

My Commission Expires: 9-27-26



# Tab 3

**DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
(2021 PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the DW Bayview Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of February 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 8
- (B) Identify Acquisition Agreement, if applicable; ***Acquisition and Advanced Funding Agreement, dated November 24, 2020***
- (C) Name of Payee: ***Pulte Home Company, LLC***
- (D) Amount Payable: \$ 37,034.90 ***which equal to the balance of the Series 2021 Acquisition and Construction Account.***
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): ***Costs paid related to balance to finish noted on Requisition #CR1 dated February 22, 2021, related to acquisition of Phase IA Utility Improvements, on file with the Trustee. Balance to finish noted on Requisition #CR1 was paid since the date of such requisition (see attached supporting documents). Note, after payment of this requisition, \$            is still owed.***
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
***Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund***

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2021 Project; and
4. each disbursement represents a Cost of 2021 Project which has not previously been paid.

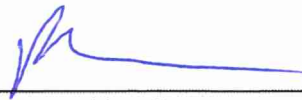
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of,

any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

**DW BAYVIEW COMMUNITY DEVELOPMENT  
DISTRICT**

By:   
Responsible Officer

Date: 4-6-2024

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2021 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2021 Project with respect to which such disbursement is being made; and, further certifies that: (A) the purchase price to be paid by the District for the 2021 Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (B) the plans and specifications for the 2021 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (C) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2021 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (D) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2021 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

  
Consulting Engineer

**SUPPLEMENTAL CORPORATE DECLARATION AND AGREEMENT**  
**[PHASE IA IMPROVEMENTS]**

**PULTE HOME COMPANY, LLC**, a Delaware limited liability company ("**Developer**"), does hereby certify to the DW Bayview Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within the District, which is a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*.
2. The District's *Supplemental Engineer's Report*, dated January 29, 2021 ("**Engineer's Report**"), describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. The Developer expended funds to develop certain "**Improvements**"<sup>1</sup> described in the Engineer's Report and previously executed a *Corporate Declaration Regarding Costs Paid [Phase IA Utilities Improvements & Offsite Improvements dated February 22, 2021]* ("**Prior Declaration**") for the District's prior acquisition of such Improvements that had been completed and paid for as of the date of the Prior Declaration.
4. As of the date of the Prior Declaration, certain amounts were still owed to the contractor (balance to finish) as shown in the below chart ("**Remaining Amounts**"), and Developer agreed to timely make payment for all Remaining Amounts owed and to ensure that no liens were placed on the property.

<b>Improvement</b>	<b>Total Cost for Improvement</b>	<b>Cost Paid to Contractor as of date of Prior Declaration</b>	<b>Unpaid Balance to Finish as of Prior Declaration</b>
<b>Wastewater, 1A</b>	\$952,521.02	\$598,526.05	\$353,994.97
<b>Potable Water</b>	\$35,110.86	\$32,227.74	\$2,883.12
<b>Reclaimed Water</b>	\$18,274.93	\$16,504.18	\$1,770.75
<b>TOTAL:</b>	<b>\$1,005,906.81</b>	<b>\$647,257.97</b>	<b>\$358,648.84</b>

5. As of the date of this Supplemental Declaration, the Developer has paid to the contractor the Remaining Amounts and no lien related to same is on the property as reflected in the corresponding lien release attached hereto as **Exhibit A**.
6. Subject to the terms of the *Acquisition and Advanced Funding Agreement*, dated November 24, 2020, between the District and the Developer, the Developer requests to be paid from bond proceeds the amount of **\$358,648.84**.

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<sup>1</sup> This Supplemental Declaration only relates to the Phase IA Improvements and Offsite Improvements are not included in this Supplemental Declaration.

7. In making this Supplemental Declaration, I understand that the District intends to rely on this Supplemental Declaration and the exhibits thereto as evidence of payment the amounts owed to the contractor since the execution of the Prior Declaration.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing *Supplemental Corporate Declaration and Agreement* and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 6 day of April, 2026.

WITNESS

PULTE HOME COMPANY, LLC

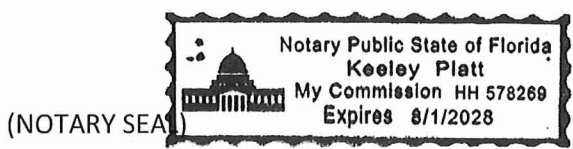
By: [Signature]  
Name: ABI JAMES

By: [Signature]  
Name: RAY APONTE  
Title: Director of Land Development

By: [Signature]  
Name: Chase Moniz

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of April, 2026, by Ray Aponte, as Director of Land Development of PULTE HOME COMPANY, LLC, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.



[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
Name: Keeley Platt  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**EXHIBIT A**

**CONTRACTOR ACKNOWLEDGMENT AND RELEASE  
[PHASE IA UTILITIES IMPROVEMENTS]**

THIS ACKNOWLEDGMENT AND RELEASE (“Release”) is made to be effective the 4<sup>TH</sup> day of APRIL, 2026, by RIPA and Associates, LLC, a Florida limited liability company, (“Contractor”), in favor of the DW Bayview Community Development District (“District”), which is a local unit of special-purpose government situated in Pasco County, Florida, with an address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**RECITALS**

**WHEREAS**, pursuant to that certain Del Webb at Bayview Phase 1 (“Contract”) and between Contractor and Pulte Home Company, LLC, a foreign limited liability company (“Developer”), Contractor has constructed for Developer certain infrastructure improvements, as described in Exhibit A (“Improvements”); and

**WHEREAS**, Developer has conveyed certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. CERTIFICATION.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. This

document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

**RIPA & ASSOCIATES, LLC**



By: JOSEPH PITRE  
Its: DIR. OF RISK

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 4TH day of APRIL, 2026, by JOSEPH PITRE as DIR. OF RISK of RIPA & ASSOC., LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.



\_\_\_\_\_  
NOTARY PUBLIC, STATE OF

(NOTARY SEAL)



Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

**SUPPLEMENTAL DISTRICT ENGINEER'S CERTIFICATE**  
**[PHASE IA IMPROVEMENTS]**

April   3  , 2026

Board of Supervisors  
DW Bayview Community Development District

Ladies and Gentlemen:

The undersigned, a representative of LevelUp Consulting, LLC ("**District Engineer**"), as engineer for the DW Bayview Community Development District ("**District**"), hereby makes the following certifications in connection with the District's prior acquisition from the Developer of the "**Improvements**," as further described in **Exhibit A** attached hereto. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have previously reviewed and inspected the Improvements identified in **Exhibit A** attached hereto. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans and other documents, including but not limited to that certain *Corporate Declaration Regarding Costs Paid [Phase IA Utilities Improvements & Offsite Improvements]* from Pulte Home Company, LLC ("**Developer**") dated February 22, 2021 ("**Declaration**"), and that certain *Supplemental Corporate Declaration Regarding Costs Paid [Phase IA Improvements]* from the Developer dated on or about the same date as this certificate ("**Supplemental Declaration**").
2. The Improvements are within the scope of the District's capital improvement program as set forth in the District's *Supplemental Engineer's Report, dated January 29, 2021* ("**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The District Engineer has previously executed a *District Engineer's Certificate [Phase IA Utilities Improvements & Offsite Improvements]* dated February 24, 2021, for the acquisition of the Improvements identified therein, which certified that:
  - a. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
  - b. The total costs associated with the Improvements were equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
  - c. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

4. As of the date of the acquisition of Improvements, certain amounts were still owed to the contractor (balances and retainage) and the Developer agreed to timely make payment for all remaining amounts owed and to ensure that no liens were placed on the property, all as described in the Declaration.
5. As of the date of this Supplemental Certificate, the Developer has further paid to the contractor portion of the amounts owed as described in the Supplemental Declaration.
6. With this document I hereby certify that the Remaining Amounts identified in the Supplemental Declaration relate to the previously acquired Improvements and that it is appropriate for the Developer to be paid such amounts.

[CONTINUED ON FOLLOWING PAGE]

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 3rd day of April, 2026.

  
\_\_\_\_\_  
R. Trent Stephenson  
LevelUp Consulting, LLC  
Florida Registration No. 52514  
District Engineer

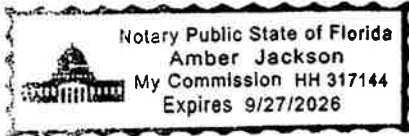
STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3 day of April, 2026, by R. Trent Stephenson as President of LevelUp Consulting who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Amber Jackson  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)



# Tab 4

**DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2022  
(2022 PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the DW Bayview Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of February 1, 2021, as supplemented by that certain Second Supplemental Trust Indenture dated as of August 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **CR 3**
- (B) Identify Acquisition Agreement, if applicable; **Acquisition and Advanced Funding Agreement, dated November 24, 2020**
- (C) Name of Payee: **Pulte Home Company, LLC**
- (D) Amount Payable: **\$ 35,772.27**  
**Note that the amount of this requisition is equal to the balance of the Series 2022 Acquisition and Construction Account including the additional funds released into such account due to satisfaction of one or more Release Conditions.**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Partial payment of balance owed after Requisition #CR2 dated September 13, 2023, related to acquisition of Phase IV Improvements, on file with the Trustee (see section (D) of such requisition).**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
**Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2022 Project; and
4. each disbursement represents a Cost of 2022 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of,

any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

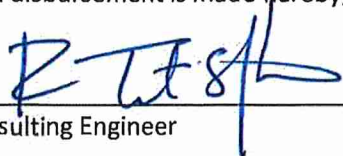
**DW BAYVIEW COMMUNITY DEVELOPMENT  
DISTRICT**

By:   
Responsible Officer

Date: 4-6-2024

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2022 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2022 Project with respect to which such disbursement is being made; and, further certifies that: (A) the purchase price to be paid by the District for the 2022 Project work product and/or improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (B) the plans and specifications for the 2022 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (C) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2022 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (D) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2022 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

  
Consulting Engineer

# Tab 5

**WORK AUTHORIZATION  
AQUATICS AND WETLANDS MAINTENANCE SERVICES**

THIS WORK AUTHORIZATION (“**Work Authorization**”), dated \_\_\_\_\_, 2026, authorizes additional work in accordance with the *Aquatics and Wetlands Maintenance Agreement*, dated October 1, 2025 (“**Agreement**”), by and between:

**DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**District**”); and

**SITEX AQUATICS, LLC**, a Florida limited liability company, whose address is P.O. Box 917, Parrish, Florida 34219 (“**Contractor**”).

**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any Exhibits, Amendments and Work Authorizations thereto, Contractor shall provide additional aquatic management services to Wetland Area A, as set forth in Contractor’s proposal attached hereto as **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (“**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District, to the extent that such changes are communicated to Contractor by the District’s representative and do not increase the price of the Additional Services.

**SECTION 2. COMPENSATION.** It is understood and agreed that the compensation for the Additional Services under this Work Authorization shall be in the amount of **Three Thousand Six Hundred Fifty Dollars (\$3,650.00)** and shall be remitted upon completion and acceptance of the Additional Services by the District. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this Work Authorization. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

**SECTION 3. FINAL AGREEMENT.** This Work Authorization, together with the Agreement, any Exhibits, Amendments and Work Authorizations thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

**SECTION 4. ACCEPTANCE.** Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the

Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have caused this Work Authorization to be executed the day and year first above written.

ATTEST:

**DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

WITNESS:

**SITEX AQUATICS, LLC** a Florida limited liability company

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:**     Scope of Additional Services

## EXHIBIT A



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 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 for the specific service:*

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



# Tab 6

# MILES HERSEY, AIA (USA), RAIA (AUS), LEED AP

9437 Shorebird Court Parrish, FL 34219 • 346-543-1685 • Miles.Hersey@yahoo.com  
LinkedIn.com/in/mileshersey

## SENIOR PROJECT MANAGER

Extensive experience leading design/build teams to deliver complex, large-scale healthcare, mixed-use and commercial development projects.

*Accomplished, ambitious, passionate, persistent, and goal-driven Project Manager & Architect with 30+ years of international (US, Mexico, Australia) experience delivering complex, high-quality commercial construction projects across multiple industries, including healthcare, corporate offices, hospitality, interiors, retail and multifamily residential. Polished professional and natural leader with talent for identifying and engaging top-performing teams of architects, designers, engineers, and consultants to realize strategic design/build vision. Laser-focused project owner with capacity to manage multiple time-sensitive priorities with acute attention to detail. Highly respected for unparalleled work ethic and innate drive to succeed.*

- Project Management
- Architectural Design
- Owner's Representative
- Stakeholder Communication
- LEAN Building Principles
- Interior Finish Out Experience
- Complex demo/construction
- Fiscal Management
- Schematics/Detailed Designs
- Vendor/Contractor Relations
- Design Standards
- Construction Management
- Commercial Development
- Team Management
- Space Planning

*"Miles successfully managed the design and construction of our recent \$600M+ hospital project at Campbelltown. His engagement with users and our team, technical knowledge, and general enthusiasm were a great asset to the project, and he made a major contribution to its success. I greatly enjoyed working with Miles and would highly recommend him for future projects."*

**Chris Skeggs**  
Sr. Project Director  
Health Infrastructure, NSW

### Selected Project Highlights:

- **Hammes Healthcare:** Managed Moffitt Cancer Center's \$175M Outpatient Clinic with Moffitt's first Proton therapy treatment center
- **CBRE:** Sr Project Manager on \$125M Baylor Grapevine expansion and refurbishment with scopes included demolition of main entry for tower addition, operating rooms, ED renovation, pediatrics and mother-baby unit.
- **Parkland Health & Hospital System:** Managed 6-person design team on Parkland, Dallas' replacement hospital. Scope included 32 demolition, relocations and refurbishment enabling projects and multi-phase new hospital and MOB construction.

## Professional Experience

### HAMMES HEALTHCARE • Tampa, Florida • 2023 – Present

*Hammes Healthcare is the national leader in healthcare development and project management services.*

### Senior Project Executive

Budget, schedule, planning, design and project management of projects for Moffitt Cancer Center and John Hopkins All Children's Hospital. Led design and project management teams on larger and smaller new construction and renovation projects, as needs arise. Drove conformance of Brand Standards to maintain consistency in look-feel and patient experience. Experience in multi-phase, complex demolishing and building in operating hospital and healthcare environments. Engaged in master-planning efforts for proper sequencing of construction activities including parking, lay-down, deliveries and site safety. Proactively engage system-level stakeholders to ensure compliance with facilities standards and operational requirements.

- *Sr Project Manager for Moffitt Ambulatory Center cancer care clinic in Speros with Moffitt's first Proton therapy unit. The \$175M, 117,000 sf outpatient clinic includes diagnostic and oncology imaging, 18 exam rooms, 22 infusion bays, linear accelerator and the ProteusONE proton therapy system.*
- *Sr Project Manager for John Hopkins All Children's Hospital OCC 3 exam room renovation including Nutrition, Endoscopy and Surgical outpatient exam rooms.*
- *Sr Project Manager for Moffitt's Center for Discovery & Innovation in Speros, a \$253M, 233,000 sf dry lab research building including chemistry labs, drug discovery, cryo freezer room and vivarium.*



**CBRE AUSTRALIA • New South Wales, Australia • 2019 – 2023****Senior Project Manager**

Sought out by senior leader in global marketing to play critical role in winning new business in Australia. Led design and construction teams. Act as fiduciary to represent interests of the owner to ensure budget and schedule are met. Coordinate administrative functions on wide variety of facilities during budgeting, planning, design, and construction phases. Source, engage, and coordinate architects, engineers, and consultants. Deliver large-scale, complex projects, overseeing complicated project logistics of operating hospital. Play critical role in defining project parameters during schematic and detailed design stages. Manage construction administration and closeout. Lead and direct 4 to 6 direct reports, depending on project scope.

- *Led 7-person team to deliver \$430M redevelopment project on budget during Covid-19 pandemic.*
- *Managed extensive project to construct 10-story addition to existing operating complex to additional clinical services, including new ED, pediatric ED Fast Track, Operating Rooms, pediatrics, mental health tower. Provided extensive documentation to executive group regarding layers of security between mix-use facilities.*
- *Instituted cost control strategies to manage expenses through Covid shutdowns and natural disasters, including bushfires and floods.*
- *Success in management of tower project in Campbelltown resulted in appointment to interview team for state government related to successful engagement of a 10-story clinical and mental health facility for Westmead Hospital.*

**CBRE • Dallas, TX • 2012 – 2019****Senior Project Manager**

Oversaw new construction and renovation projects within Baylor Scott & White Hospital account. Acted as representative of owners and administration to lead budgeting, planning, design, and construction processes for variety of facilities. Confirmed adherence to hospital Brand initiatives. Developed and maintained client relationships and led team through all project phases, from conception to first patient. Identified, engaged, and coordinated highly qualified architects, engineers, and consultants. Prepared/monitored/controlled budgets and costs. Directed design/development process. Oversaw construction administration.

- *Sr PM on \$100M, Heart Hospital at Baylor Plano expansion and refurbishment*
- *Sr PM on \$175M, 192-bed Baylor Waxahachie replacement hospital, including mother-baby unit and pediatrics*
- *Sr PM on \$125M Baylor Grapevine expansion and refurbishment*

**“I have had the pleasure of working with Miles for nearly two years in my capacity as Vice President of Development at High Street Residential, a wholly owned subsidiary of Trammell Crow Company. Together, Miles and I have worked on several complex retail/restaurant/residential development projects in the Dallas Metroplex area. Miles’ ability to lead a construction team (from architects to general contractors) with ease and diplomacy is seemingly unparalleled. Miles not only possesses the rare combination of architectural skill and construction management skill, but he also has the people skills necessary, and often overlooked, to make a good project a great project.”**

**Kim McCormick  
General Counsel & Vice President  
Lincoln Property Company**

**PREVIOUS EXPERIENCE**

**Sr. Program Manager | Parkland Health & Hospital System:** Program Manager on \$1.27B, 2.2M sq ft replacement hospital.

**Sr. Development Manager | Trammell Crow Company:** Fiduciary Owner’s Rep on mixed-use, large-scale residential & office.

**Director of Architecture | Brinker International:** Chili’s and On the Border restaurants

**Associate | BOKA Powell Architecture:** Hospitality, corporate office, university housing, retail, restaurants, corporate interiors

**Project Architect | BGO Architects:** Luxury multi-family and mixed-use complexes

**Education & Affiliations**

**Bachelor of Architecture | Texas Tech University – Lubbock, TX**  
*Texas Tech University Alumni Association – Member*

*Registered Architect, USA, TX Reg. #17521*

*Registered Architect, New South Wales, Australia #11708*

*Leadership in Energy and Environmental Design (LEED) Accredited Professional*

*National American Institute of Architects (AIA) – Member*

*Royal Architects of Australia (RAIA) – Member*

*Texas Society of Architects – Member*



## Paul M. Sterbenz, PE, PP, CME, CPWM

Senior Principal | Division Operational Officer |  
Governmental Services

Mr. Sterbenz has been providing municipal and civil engineering services for more than 30 years in over 10 municipalities. He has been accountable for the management of municipal projects from concept design through construction as well as the review aspect of plans, reports, and other documents for developer sponsored projects submitted to Planning Boards and Zoning Boards of Adjustment. His longevity in several of the Municipalities that he represents is a testament to his dedication to customer service.

### Education

BS Civil Engineering, Rutgers University, 1983

### Professional Registrations

Professional Engineer (PE)  
New Jersey, Pennsylvania,  
Connecticut, South Carolina,  
Texas, Florida

Professional Planner (PP) New  
Jersey

Certified Municipal Engineer  
(CME) New Jersey

Certified Public Works  
Manager (CPWM)

### Professional Affiliations

Chi Epsilon (Civil Engineering  
Honor Society)

American Society of Civil  
Engineers

National Society of  
Professional Engineers

New Jersey Society of  
Professional Engineers,  
Northwest Chapter

New Jersey Society of  
Municipal Engineers

New Jersey Planning Officials

Mr. Sterbenz successfully secured over \$10 million in municipal aid funds from the New Jersey Department of Transportation Trust Fund for various projects. His extensive knowledge of and contacts with various review agencies facilitates the timely issuance of permits. His municipal engineering experience includes the preparation of design plans, technical specifications, and cost estimates; the procurement of permits and approvals for projects; and construction observation and administration services associated with municipal infrastructure projects. Mr. Sterbenz is also skilled in the design of park and recreation facilities, including athletic fields and tot lots; design of sanitary sewer collection and water distribution systems; traffic engineering; and environmental permitting.

### Current Appointments

Town of Belvidere, Town Engineer, Town Planner, Land Use Board  
Engineer, Land Use Board Planner

Township of Frelinghuysen, Township Engineer

Town of Hackettstown, Town Engineer, Land Use Board Engineer

Lopatcong Township, Township Engineer, Planning Board Engineer,  
Zoning Board Engineer

Township of Mine Hill, Township Engineer, Planning Board Engineer,  
Planning Board Planner, Township Planner

Township of White, Township Engineer, Planning Board Engineer,  
Planning Board Planner, Township Planner, Zoning Board Planner,  
Zoning Board Engineer

Franklin Township, Township Engineer, Land Use Engineer, Board of  
Health Engineer

Township of Delaware, Township Engineer, Planning Board Engineer

Holland Township, Township Engineer,

Bloomsbury Borough, Borough Engineer, Land Use Board Engineer,  
Board of Health Engineer

## Key Projects

### Mine Hill Township

#### **Autumn Drive, Crimson Lane, Harvest Lane, and Central Avenue Road Improvements**

Prepared applications for FY 2024 and FY 2025 grant monies from the Municipal Aid portion of the Transportation Trust Fund to fund the improvements on the project. Following the receipt of approximately \$527,000 in grant monies, prepared construction plans, technical specifications, and bid documents for the improvements on the project including milling and paving, striping, curbing, sidewalks, driveway aprons, handicap ramps, guiderails, and site restoration. Observed and administered the construction of improvements in the fall of 2025.

#### **Iron Mountain Road Intersection Improvement Project**

Supervise the preparation of construction plans, technical specifications, and bid documents by others for the widening of Iron Mountain Road at its intersection with Route 46 to enhance ingress/egress into the Iron Mountain Road Industrial Park due to additional warehouse development on the road. Observe and administer construction of the roadway widening improvements including demolition, clearing site, roadway base, milling and resurfacing, curbing, drainage, striping, the maintenance and protection of traffic, and site restoration in the fall of 2025.

#### **Wastewater Management Plan Amendments**

Prepared and processed wastewater management plan amendments for five separate residential neighborhoods and two commercial properties. Worked with the County of Morris and State of New Jersey on the preparation and processing of the Mine Hill Chapter of the Morris County Wastewater Management Plan.

#### **Sanitary Sewer Extensions Project**

Prepared construction plans, technical specifications and permit applications for the extension of sanitary sewer collection lines and the construction of pump stations in the Alpine Valley Neighborhood (Phases 1 and 2), Autumn Drive Neighborhood, Alan Lane Neighborhood, Howard Avenue Neighborhood, Randolph Avenue Neighborhood, and Gillen Street Neighborhood. Provided support during the construction of the various improvements to the Township including shop drawing review and processing, construction observations, field change evaluations, and contractor payment reviews.

#### **NJDOT Roadway Grants**

Prepared and submitted grant applications including narratives, cost estimates, mapping and photographs for various NJDOT grants including grants from the Municipal Aid portion of the Transportation Trust Fund, Safe Routes to School Program, and the NJ Freight Grant Program. Most, if not all applications, were approved and funded by the NJDOT.

#### **Road Improvement Programs**

Prepared plans, specifications, bid documents, and cost estimate for various roadways, including

those that were the subject of grants issued by NJDOT, including, but not limited to the Randall Avenue Improvement Project, the Flats Neighborhood Improvement Project, and the Hillside Avenue Improvement Project. Provided support to the Township during the construction of these projects including shop drawing review, inspections, payment request reviews, change order reviews and project documents including close outs of projects funded by the NJDOT.

#### **Municipal Complex Survey Project**

Prepared boundary survey for the municipal complex and reflect the vacations of several road right-of-ways adjacent to the municipal building and the location of the lease area for telecommunications equipment.

#### **Settlement of 2015 Affordable Housing Litigation**

Assisted the Township in the settlement of the 2015 Affordable Housing Litigation with the Fair Share Housing Center. Prepared a vacant land analyses for the Township to allow for the resolution of the Township's affordable housing obligation. Prepared a Housing Element and Fair Share Plan, Affirmative Marketing Plan, various ordinances, and other documents. Represented the Township in Superior Court on the settlement of the affordable housing litigation.

#### **Randolph Avenue Sidewalk Improvements**

This project included the installation of new sidewalks and curbing along approximately one mile of a highly-traveled road that formerly had no sidewalks. This new walkway network facilitated pedestrian access to the Canfield Avenue School; extended additional pedestrian access to the municipal complex; and was designed within the roadway's existing shoulder so as to have a minimal effect on residential properties. NJDOT Municipal Aid and Federal Safe Routes to Schools funding were utilized to fund this project, and the construction was coordinated with the County. Services provided included sidewalk design, stormwater management, drainage, concrete curbing, and ADA compliant ramps.

#### **Iron Mountain Road Improvements**

Assisted the Township in the procurement of three grants from the municipal aid portion of the NJDOT Transportation Trust Fund to improve the roadway in multiple phases. Prepared engineering plans and contract documents for the improvement. Observed and administered the construction of improvements.

#### **Canfield Avenue/East Randolph Avenue Sidewalk Improvements**

Assisted the Township in the procurement of a Safe Routes to School Grant for the construction of sidewalks and other improvements. Prepared plans and contract documents for the improvements and procured permits.

#### **Highlands Plan Conformance**

Assisted the Township in the procurement of \$65,000 in grant monies to prepare an initial assessment study and perform plan conformance work. Prepared initial assessment study and conducted work to address Modules 1-3 in the Highlands Plan Conformance process including the preparation of a Housing Element and Fair Share Plan.

### **Stormwater Structure Field Location and Mapping**

Provided professional engineering services to prepare GIS datasets of the stormwater structures (approximately 600 structures) that were integrated into the existing National Geomatica web site.

### **Colligan Lane Sanitary Sewer Project**

Prepared plans and contract documents for the extension of sanitary sewers on Colligan Lane. Observed and administered the construction of improvements.

### **Hurd Street Improvements**

Prepared engineering plans, procured permits, and prepared easement acquisition documents for the reconstruction of the last 2000 ± foot segment of Hurd Street including stormwater management, storm sewer, roadway, curb, driveway and restoration improvements. Observed and administered construction of the improvements.

### **Randall Avenue Improvements**

Assisted the Township in the procurement of grants from the municipal aid portion of the NJDOT Transportation Trust Fund for multi-phase improvements to Randall Avenue. Prepared engineering plans and contract documents for the improvements and observed and administered construction.

### **Green Road Improvements**

Assisted the Township in the procurement of a \$150,000 grant from the municipal aid portion of the NJDOT Transportation Trust Fund. Prepared engineering design plans and contract documents for the improvement of Green Road adjacent to the municipal beach including curbs, sidewalks, driveways, storm sewers, and pavement improvements and observed and administered construction.

### **Hurd Street/Indian Falls Road Improvements**

Provided construction observation and administration services for the construction of 5,700 LF of water main and appurtenances and the reconstruction of portions of Indian Falls Road and Hurd Street, including curbs, storm sewers, and pavement.

## **Mine Hill Planning Board Projects**

### **Brookfield Warehouse Project**

Reviewed site plan, various reports, and other documents submitted by the developer for construction of a 370,000 square foot warehouse with various site improvements including roadways, parking areas, retaining walls, drainage, sanitary sewers, water mains, landscaping, lighting and soil erosion and sediment control measures. Attended meetings of the Board during the review of the application. Evaluated revised documents following approval for compliance with the resolution of approval.

### **DeVito Redevelopment Project**

Reviewed plan, reports, and other documents submitted by the applicant in support of the redevelopment of Lots 2-12 in Block 1303 and Lot 1 in Block 1304 for a multi-family residential development consisting of 296 residential units and various site improvements including roadway improvements, parking areas, streetscape improvements, retaining walls, drainage, sanitary sewers, water mains, lighting, landscaping, and soil erosion and sediment control measures. Prepared redevelopment plan for the site prior to an application being submitted for the redevelopment. Attend public hearings being conducted by the Board on the application.

### **Colonial Motors Site Plan**

Reviewed site plan, reports, and other documents submitted by Colonial Motors for approvals to update the used car facility to better comply with the Township Land Use Ordinance, including parking lot improvements, buffering and landscaping, retaining walls, and soil erosion and sediment control measures. Observe and administered the construction of improvements during the construction phase of the project.

## **Township Engineer/Land Use Board Engineer/Township Planner**

*Township of Allamuchy, Warren County, NJ*

- **Scoreboard Installation Project**  
Prepared plans, technical specifications and bid documents for the construction of two (2) scoreboards at the Township's baseball field complex including foundations and an electrical service for the scoreboard. Work was completed on the project in November 2021.
- **Dog Park Accessibility Project**  
Prepared plans, technical specifications and bid documents for the construction of accessible pedestrian improvements to address handicap access to the Township's dog park.
- **Catswamp Road Improvement Project**  
Prepared and submitted a grant application to the NJDOT to obtain funds for the project. Prepared construction plans, technical specifications, bid documents, cost estimates, and provided construction observation and administration services to improve Catswamp Road between Bountiful Drive and the Independence Township municipal boundary. Work was completed in November 2020.
- **2019 Road Improvement Program**  
Prepared plans, specifications, bid documents, and cost estimate; obtained bids; and provided construction observation and administration services for the improvement of five municipal roadways including 0.8 miles of Shades of Death Road. Funding for the Shades of Death Road portion of the 2019 Improvement Program was obtained through a Grant from the Municipal Aid portion of the Transportation Trust Fund.
- **Water Asset Management Plan**  
Prepared assessment of the Township's water system to comply with the Water Quality Accountability Act (WQAA) requirements. Prepared summary report at the conclusion of the assessment with a summary of the water system's conditions and recommendations on future improvements.
- **Water Storage Tank Replacement Project**  
Prepared Feasibility Study to determine if the Township should rehabilitate its existing

500,000 gallon potable water storage tank or replace the water storage tank in its entirety. Reviewed sites where a replacement tank could be constructed. Prepared construction plans, technical specifications and bid documents for the replacement of the 500,000 water storage tank. Observed and administered construction of the new water storage tank. The new tank was placed into service in October 2021.

- **2018 Road Improvement Program**  
Prepared plans, specifications, bid documents, and cost estimate; procured permits; obtained bids; and provided construction observation and administration services for the improvement of four roads in the Ridge Road Estates Neighborhood and the entirety of Gibbs Road (1.3 miles). Funding for the Gibbs Road portion of the 2018 Road Improvement Program was obtained through a grant from the municipal aid portion of the Transportation Trust Fund.
- **Housing Element and Fair Share Plan**  
Assisted the Township in the resolution of litigation that resulted from the March 2015 decision of the New Jersey Supreme Court relative to affordable housing. Prepared and obtain approvals for the Housing Element and Fair Share Plan. Coordinated with the Court Master and Fair Share Housing Center on the completion of tasks to address the terms and conditions of the compliance hearing.
- **2015 Water Main Replacement Project**  
Prepared engineering plans, technical specifications, bid documents, and cost estimates; procured permits; and provided construction observation and administration services for the replacement of approximately 6,000 LF of 10" diameter water main on Bald Eagle Road between Route 517 and Mockingbird Road in the Panther Valley Planned Development.
- **Pump Station 1 Replacement Project**  
Prepared engineering plans, technical specifications, bid documents, and cost estimates; procured permits; and provided construction observation and administration services for the replacement of Sanitary Sewer Pumping Station 1 adjacent to the Panther Valley Mall.
- **UV Disinfection System Project**  
Prepared engineering plans, technical specifications, bid documents, cost estimates, and permit applications for the installation of a UV Disinfection System at the site of the wastewater treatment plant to help the Township meet the requirements of its NJPDES Permit.
- **Wastewater Management Plan Preparation**  
Prepared Wastewater Management Plan for the Township that included GIS mapping, environmental constraint mapping, adjustments to the sewer service area, and a septic density analysis.

### **Town Engineer & Planner/Land Use Board Engineer/Land Use Board Planner**

*Town of Belvidere, Warren County, NJ*

- **Parker Street Improvement Project**  
Prepared and submitted grant application to the NJDOT to obtain funding for the project. Prepared construction plans, technical specifications and cost estimates. Provided construction observation and administration services. Construction was completed in November 2022.

- Wall Street/Paul Street Improvement Project  
Prepared and submitted two grant applications to the NJDOT to obtain funds for the project. Prepared construction plans, technical specifications, bid documents, and cost estimates. Observed and administered construction. Work was completed in November 2021 on the project.
- Fifth Street Improvement Project  
Prepared and submitted applications to the NJDOT to obtain monies from the Municipal Aid portion of the Transportation Trust Fund to construct the project. Prepared plans, specifications and cost estimates for the project. Provided construction observation and administration services. Construction was completed in November 2019.
- Second Street/Hardwick Street Project  
Prepared and submitted applications for both Second Street and Hardwick Street to the NJDOT to obtain monies from the municipal aid portion of the Transportation Trust Fund. Prepared and submitted an application to the Warren County Charitable and Open Space Committee to obtain further grant monies to help with the construction of improvements. Prepared plans, specifications, bid documents, and cost estimates and procured permits, including an approval from the State Historic Preservation District, for the improvement of both Second Street and Hardwick Street. Provided construction observation and administration services. Construction commenced in October 2018.
- Kasson Belvidere Area in Need of Redevelopment Investigation and Redevelopment Plan  
Investigated the 38± acre Kasson Belvidere LLC site to determine if the site qualified pursuant to N.J.S.A. 40A:12A-1 et seq. as an area in need of redevelopment. Once the site was determined to be an area in need of redevelopment by the Town, a redevelopment plan was prepared for the site.
- Municipal Facility Emergency Generator Project  
Prepared plans, specifications, bid documents, and cost estimates, and procured permits for the installation of emergency generators for the municipal building and the Department of Public Works building in the Town. Assisted the Town in the preparation of a grant application to the County that resulted in approximately \$95,000 in funding for the project.
- Front Street/Mill Street Improvement Project  
Prepared plans, specifications, cost estimates, and permit applications (including SHPO) for improvements to Front and Mill Streets in Belvidere's business district, including curbs, sidewalks, curb ramps, drainage, pavement, street trees, and restoration. Performed contract administration and inspection on the project.
- Water Street Improvement Project  
Prepared construction plans, technical specifications, and permit applications, and performed construction observation and administration for improvements to a 1,200 foot segment of Water Street including a new traffic signal, decorative street lights, streetscape, municipal parking lot improvements, and a storm sewer system. Prepared grant application to the Delaware River Joint Toll Bridge Commission for funding.
- Library Structural Evaluation  
Evaluated structural issues at the Town's library on Second Street and provided report to the Town on the condition of the building with recommendations for repairing the structural issues identified in the evaluation.

## Township Engineer

*Township of Frelinghuysen, Warren County, NJ*

- **Greendell Road Improvement Project**  
Prepared and submitted grant applications to obtain monies from the municipal aid portion of the Transportation Trust Fund to improve Greendell Road in four phases. Prepared construction plans, technical specifications, bid documents, and cost estimates for the improvement of Greendell Road in four separate phases. Observed and administered construction of the work on the project including milling and paving, guiderail removal and replacement, striping and pavement markings, and restoration.
- **Lincoln Laurel Road Improvement Project**  
Prepared and submitted grant applications to obtain monies from the municipal aid portion of the Transportation Trust Fund to improve the first two phases of the Lincoln Laurel Road Improvement Project ( 6000 linear feet). Prepared construction plans, technical specifications, bid documents, and cost estimates for the improvement of the first two phases of the Lincoln Laurel Road Improvement Project. Observed and administered construction of the work on the project including milling and paving, guiderail removal and replacement, and striping and pavement markings, and restoration.
- **Fire Station Project**  
Prepared site plan for the conversion of the municipal garage to a volunteer fire department station. Procure approval from the State Historic Preservation Office for property. Procure approvals from the County Health Department and the NJDEP for the installation of potable water well and permanent wastewater holding tank.
- **Salt Shed Replacement Project**  
Prepared plans, technical specifications, and bid documents for the construction of a new salt shed of approximately 2,400 square feet at the municipal building site. Observed and administered construction on the new salt shed. Work was completed and the new salt shed placed in operation in January 2022.
- **State Park Road Improvements**  
Prepared engineering plans and procured permits for a four-phase improvement of State Park Road between Route 519 and Jenny Jump State Park. Assisted the Township of Frelinghuysen in the procurement of over \$400,000 in grants for the project. Provided construction observation and administration services during construction.
- **Municipal Complex Improvements**  
Prepared plans and specifications, prepared cost estimate and submitted an application for project authorization from the state historic preservation office (SHPO) for the improvement of the Frelinghuysen Township Municipal Complex, including driveway and parking lot improvements, a new public works building, and a new septic system. The site is situation in the Johnsonburg Historic District.
- **Kerrs Corner Road Improvements (Phases 1, 2 and 3)**  
Prepared plans and specifications, prepared cost estimate, and procured permits for the improvement of Kerrs Corner Road in phases between Ramsey Road and Route 94. Prepared NJDOT grant applications to obtain funds to construct the project. Provided construction observation and administration services during construction.
- **Recreation Facility Improvements**  
Prepared engineering plans and procured permits for a major expansion of the Township's

recreation fields including three baseball fields, one soccer field, basketball courts, and walking paths.

### **Town Engineer/Land Use Board Engineer**

*Town of Hackettstown, Warren County, NJ*

- **Grand Avenue Improvement Project (Phases 1 and 2)**  
Prepared and submitted two grant applications to the NJDOT that yielded approximately \$340,000 in funding the project. Prepared construction plans, technical specifications, and cost estimates for the project. Observed and administered construction. Construction was completed in November 2023.
- **East Baldwin Street Improvement Project**  
Prepared and submitted a grant application to the NJDOT to obtain funds the project. Prepared construction plans, technical specifications, bid documents, and cost estimates. Observed and administered the construction of roadway improvements including the replacement of sixteen curb ramps. Work was completed in November 2023.
- **East Baldwin Street Improvement Project**  
Prepared and submitted a grant application to the NJDOT to obtain funds the project. Prepared construction plans, technical specifications, bid documents, and cost estimates. Observed and administered construction. Construction was completed in August 2020.
- **East Prospect Street Improvement Project**  
Prepared and submitted a grant application to the NJDOT to obtain funds the project. Prepared construction plans, technical specifications, bid documents, and cost estimates. Observed and administered construction. Construction was completed in July 2021.
- **Municipal Facilities Emergency Generator Project**  
Assisted the Town in the procurement of grant monies to help fund the construction of emergency generators at the municipal building, Moore Street Firehouse, and DPW building. Once funds were procured, plans, technical specifications, bid documents, and cost estimates were prepared and permits procured for the installation of an 80kw emergency generator at the municipal building, 25kw emergency generator at the Moore Street Firehouse, and 20kw emergency generator at the DPW building. Observed and administered construction on the project. Construction was completed on the project in September 2018.
- **Main Street Sidewalk and Streetscape Project (Phase 3)**  
Prepared plans and specifications, procured permits, prepared cost estimates, and coordinated with utility companies on connections and/or relocations for the construction of sidewalks and streetscape improvements in Phase 3 of the project. Provided construction observation and administration services during construction. Work was completed on the project in 2017.
- **Main Street Sidewalk and Streetscape Project (Phase 1 & 2)**  
Prepared plans and specifications, procured permits include approval from the State Historic District, prepared cost estimates, and coordinated with utility companies on connections and/or relocations for the construction of sidewalk and streetscape improvements for Phase 1 & 2 of this project. Provided contract administration and inspection services for the project between June 2010 and February 2012 for Phase 1 and September 2011 through July 2012 for Phase 2. Prepared application for NJ Transportation Enhancement Program Funds that

resulted in approximately \$1 million dollars in ARRA monies to the Town for Phase 1.

- Grand Avenue and Beatty Street Pedestrian Safety Improvement Project and Valentine Street Improvement Project

Procured three grants from the Municipal Aid portion of the Transportation Trust Fund to allow for roadway improvements on Valentine Street, sidewalks to be constructed on Beatty Street and a portion of Grand Avenue, and to allow for pedestrian safety gates to be installed at the railroad grade crossing on Beatty Street. Prepared plans and technical specifications, procured permits, and prepared cost estimates for the roadway, sidewalk and pedestrian safety gate improvements, and provided construction observation and administration services during construction.

- Highlands Plan Conformance Work

Prepared and submitted grant applications to the New Jersey Highlands Council for \$65,000 in funding to prepare an Initial Assessment Study and perform plan conformance work in accordance with the Highlands Regional Master Plan. Performed work to address Modules 1-7 in the plan conformance process. Prepared successful Plan Conformance Petition that created a Highlands Center in a large area in the Town.

### **Township Engineer/Planning Board Engineer/Zoning Board Engineer**

*Lopatcong Township, Warren County, NJ*

- Lopatcong Township Park Redevelopment  
Prepared boundary and topographic survey for park properties. Prepared concept plans for the redevelopment of Lopatcong Park including the demolition and reconstruction of the municipal pool, the demolition and reconstruction of the pavilion and fieldhouse buildings, the construction of a concession stand with bathroom and cooking facilities, the construction of an open air pavilion, the construction of a pickleball court and playground, and the construction of various site improvements including parking facilities. Prepare bid documents for the various facilities. Prepared construction plans, technical specifications, and bid documents for the park redevelopment project.
- Police Sally Port Addition  
Prepared construction plans, technical specifications and bid documents for the construction of an enclosed sally port for the police department. Submitted documents to the Department of Corrections to obtain approvals for the sally port construction.
- Belview Road Improvements (Phases 1 and 2)  
Prepared and submitted grant applications to the NJDOT to obtain funding to improve the entire length of Belview Road between County Routes 519 and 646. Prepared construction plans, technical specifications and bid documents for Phases 1 and 2. Observed and administered construction in Phases 1 and 2. Phase 1 work was completed in 2022 and Phase 2 work was completed in 2024.
- Industrial Connector Road Project  
Submitted a grant application to the NJDOT that resulted in the award of a 1.3 million dollar grant to design the project. Prepare conceptual alignment plans for the interconnector road. Perform survey and wetland delineation work. Commence design work on the interconnector road in July 2024.
- Baltimore Street/Red School Lane Traffic Signal Improvements  
Prepared and submitted a grant application to the NJDOT to obtain funds to update the

traffic signal. Prepared plans, technical specifications, bid documents, and cost estimates for the project. Observed and administered construction. Work was completed in the fall of 2020.

- **Flashing School Speed Limit Sign Installations**  
Prepared plans, specifications, bid documents, and cost estimates for the replacement of existing antiquated flashing school speed limit signs on Strykers Road and the construction of new flashing school speed limit signs with school zone signage on Belvidere Road (CR 646). Procured approvals from the County of Warren on the CR 646 installation. Construction was completed in August 2019.
- **Baltimore Street Improvement**  
Submitted application to the NJDOT to obtain funds from the Municipal Aid portion of the Transportation Trust Fund to construct improvements between the Hillcrest Mall and Red School Lane. Prepared plans, technical specifications, and cost estimates for the project. Observed and administered the construction of improvements. Construction was completed in July 2019.
- **Belvidere Road and Stryker Road Sidewalk and Pedestrian Safety Improvement Project**  
Assisted the Township in obtaining grant monies from federal aid programs administered by the NJDOT to allow for the construction of approximately 5,000 LF of sidewalk on Belvidere Road, several hundred feet of curb and sidewalk on Stryker Road adjacent to the elementary school entrance, and flashing school speed limit signs on Belvidere Road and Stryker Road to enhance safety for pedestrians, including school children. Following the award of TAP and Safe Routes to School grant monies, obtained survey and utility data and prepared base maps for the project. Currently, design plans are being prepared for the project. Construction is anticipated to commence in 2019.
- **South Second Street Improvement Project**  
Prepared plans, technical specifications, bid documents, permit applications, and cost estimates, and provided construction observation and administration services for the improvement of South Second Street between Edward Street and the jughandle at Route 22. Assisted the Township in obtaining grant monies from the Municipal Aid portion of the Transportation Trust Fund.
- **Phillipsburg High School Roadway Improvement Project**  
Prepared plans, technical specifications, bid documents, permit applications, and cost estimates for improvements to Upper Belvidere Road (County Route 646) at the approaches to the entrance road for the new Phillipsburg High School, including a new traffic signal. Construction was completed in 2016.
- **South First & Edward Streets Improvement Project**  
Prepared plans, technical specifications, permit applications, and cost estimates, and provided construction observation and administration services for the improvement of South First Street between Edward and Baltimore Streets; and Edward Street between South First and South Fourth Streets. Assisted the Township in procuring grants from the NJDOT's Transportation Trust Fund.
- **Solar Panel Installation Project**  
Prepared engineering plans and technical specifications, procured permits, prepared cost estimates, and observed and administered construction of solar panels on the roofs of six

municipally owned structures, including the municipal building, in accordance with \$625,000 in rebates approved by the NJ Clean Energy Program. Assisted the Township in obtaining approval from the State for the installations and being reimbursed for the work performed.

- Lopatcong Park

Prepared concept, design, and construction plans for a new municipal, award-level park that includes four softball fields, three soccer fields, two basketball courts, two tennis courts, walking trails and bikeways, and parking area.

## Township Engineer/Planning Board Engineer

*Township of White, Warren County, NJ*

- Pickleball Court Project

Prepared plans and bid documents and procured permits for the construction of three pickleball courts including associated parking and pedestrian access improvements work completed in September 2024.

- Upper Sarepta Road Improvement Project

Prepared and submitted a grant applications to the NJDOT to obtain funds for a three phase improvement project that also included Mutton Hollow Road. Prepared plans, technical specifications, bid documents, and cost estimates for the project. Provided construction observation and administration services for Phase 1 work in 2020. Phases 2 and 3 are scheduled to be constructed in the spring of 2022.

- Settlers Ridge Neighborhood Improvement Project

Performed study of existing pavement in the neighborhood to determine the best improvement option. Prepared plans, technical specifications and bid documents for the improvement of the neighborhood's streets, including curbs and pavement reclamation to improve the neighborhood in three phases. Observe and administer construction of the improvements in three phases.

- Hope Crossing Road Improvement Project

Prepared and submitted a grant application to the NJDOT to obtain monies from the Municipal Aid portion of the Transportation Trust Fund to fund the project. Prepared plans, technical specifications, bid documents, and cost estimates for the project. Provided construction observation and administration services. Construction was completed on the project in November 2019.

- Route 46 Sanitary Sewer Pump Station Study

Prepared study including plans and cost estimates to determine the design of a sanitary sewer pump station and associated force mains on Route 46 near Luigi Ranchero's Restaurant that would service properties along the Route 46 corridor.

- Rutherford Drive Improvement Project

Prepared plans, technical specifications, bid documents, permit applications and cost estimates and provided construction observation and administration services for the improvement of the entire length of Rutherford Drive (1.01± acres). Assisted the Township in procuring monies for the project from the municipal aid portion of the Transportation Trust Fund.

- Buckley Avenue Improvement Project

Prepared engineering plans, technical specifications, bid documents, permit applications,

and cost estimates and provided construction observation and administration services for improvements to Buckley Avenue between the Oxford Township Municipal boundary and Brass Castle Road. Assisted the Township in the procurement of grant monies to help fund the construction of the project.

- Department of Public Works Emergency Generator  
Prepared plans, technical specifications, bid documents, permit applications and cost estimates, and provided construction observation and administration services for the construction of a 45 KW emergency generator that will service the Department of Public Works building.
- Municipal Building Emergency Generator  
Prepared plans, technical specifications, bid documents, permit applications, and cost estimates for the construction of a 60 KW emergency generator that will service the Municipal building. Assisted the Township with the grant application that helped secure funds for the project.
- Water Street Sewer Meter Study  
Evaluated a suitable location for the installation of a meter on a sewer line that exists between Route 46 and the Belvidere Town Municipal Boundary.
- Free Union Road & Pequest Drive/Orchard Drive Improvement Projects  
Prepared engineering plans, specifications, permit applications, and cost estimates for the improvement of Free Union Road and Pequest and Orchard Drives. Assisted the Township in procuring NJDOT Transportation Trust Fund grants. Provided construction observation and administration services during construction
- Wastewater Management Plan  
Prepared and submitted a Wastewater Management Plan for the Township to the NJDEP.
- Inflow & Infiltration Study  
Prepared I & I Study for the Brookfield Retirement Community Sanitary Sewer System to evaluate whether inflow and infiltration was considered to be excessive by USEPA guidelines.

Dear Rachel,

I am interested in filling one of the vacant positions on the Bayview CDD Board of Supervisors. Here are my qualifications in brief:

- Veteran, West Point graduate, Cavalry Officer
- Food manufacturing Plant Manager engaged with engineers on multiple projects involving waste water and other byproducts of numerous processes
- Level 4 (CEO=Level 1) Process improvement leader at Quest Diagnostics for the largest (volume and profit) region. Six Sigma Master Black Belt, PMP certification
- Hometown is Bradenton, FL. Florida resident for the last 14 years. 4 year Bayview resident.
- PGIC committee member with Mark Crispi and CDD Supervisor Darryl Steiner. CDD Supervisor, Lindsay and Janet Holt are known to me through the "Stop the Rezone" initiative as I was one of six plaintiffs. Relationships built with all 5 HOA board members.
- Accountable and Proactive goal achiever. Actively attended almost all CDD meetings in 4 years.

Please confirm receipt of this email.

Regards,

Ron Kerr

9814 PIER POINT TERRACE

Parrish, FL 34219

405.532.3940

## Rachel Welborn

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**From:** Lindsay <lindsay.dwbvcdd@gmail.com>  
**Sent:** Friday, March 20, 2026 3:21 PM  
**To:** Rachel Welborn  
**Subject:** [EXTERNAL]Fwd: CDD Board

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**NOTICE: This email originated from outside of the organization.**

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

----- Forwarded message -----

**From:** Daniel Kelly <dankellybvhoa@gmail.com>  
**Date:** Mon, Mar 16, 2026, 6:39 PM  
**Subject:** Fwd: CDD Board  
**To:** Lindsay <lindsay.dwbvcdd@gmail.com>

Begin forwarded message:

**From:** Raymond Kelley <rmk488201@gmail.com>  
**Date:** March 16, 2026 at 4:49:28 PM EDT  
**To:** [dankellybvhoa@gmail.com](mailto:dankellybvhoa@gmail.com)  
**Subject:** CDD Board

Dan:

Good afternoon. Please accept this as my introduction and to express my willingness to volunteer for the CDD Board. My wife and I moved here in Oct. 2023. I am interested in giving back to the community in which we live. I have been a substitute teacher in the Manatee ISD starting in 2024 and continue today.

The following is a summary of my background:

I graduated from North Texas State University (now the Univ of North Texas) with a BBA in 1970. My principal background has been in sales and account management, including managing national accounts (Firestone, Ford,

GM, GTE, Quaker Oats & Western Electric to name a few). I spent almost 10 years with Motorola selling 2-way radio and radio paging systems. I spent 5 years with Northern Telecom and sold some of the very first wireless (cellular) systems installed in the U.S. I sold large radio and multi-million-dollar telecommunications systems requiring project management. At the age of 69 in 2016 (because my wife lost her job and we lost our benefits), I applied to State Farm and was hired as a claims associate. I did that for 3 ½ years and then transferred to an internal help desk for the remainder of my tenure and retired after 6 years with State Farm in 2022.

I trust you will find this informative and will hold me in good stead for joining the CDD Board. I look forward to hearing from you.

Thanks for your consideration,  
Raymond M. (Mike) Kelley  
9035 Sunray Cove  
214-505-3939

Application for consideration to be on the CDD board

Name: Tom Sheffrey  
Age: 78  
Status: Healthy and anxious to do something for the community  
Address: 11318 Shoreline Trail, Parrish, FL 34219  
Del Webb Bayview Community

I look forward to this opportunity to become involved in the community. I am married (for over 57 years), have three sons, many grandchildren, and even more great grandchildren. I enjoy working with my hands but have for most of my life worked with my head planning, scheduling, and quality inspection. I have a MBA, and a Master of Project Management degree. I was a PMP with the Project Management Institute and held many certifications. I was President of the local chapter of PMI and other groups as well. We sold our house in Alaska and moved to Florida where we hope to enjoy our lives for the next 20 years or so. We are not snowbirds.

I have a varied professional background. I retired from 30 years with IBM where I was a system engineer working in schools around the state of Alaska. We lived there for 42 years before we decided that the winters were getting too hard for us.

After leaving IBM, I became a project manager and project scheduler working on project involving different industries such as construction (in Japan), oil and gas, and computer industry. My last assignment was as a quality assurance specialist.

I have written three articles that were published in international magazines and a book on how to pass the PMP exam published by Wiley and Son. Currently I hold a Six Sigma Black Belt and am a Certified Manager of Quality.

I hope this has given you some insight into my professionalism and my commitment to quality. I believe that I would be valued member of the CDD Board because of my administrative experience and my team player attitude.

Thank you for your time and consideration.

# Tab 7

**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, March 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>
Ray Aponte	<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>
----------	----------------

**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.

**SECOND ORDER OF BUSINESS** **Audience Comments**

Audience comments were entertained regarding wetland issues, the turnover process/ supervisor appointments, and pond K. Mr. Aponte discussed Wetland H.

**THIRD ORDER OF BUSINESS** **Staff Reports**

**A. Aquatics Update**

Mr. Smith presented his report to the Board of Supervisors, noting that Sunrise is trimming palms and dumping them in wetlands.

Discussion was held regarding a proposal for Pond 28B. The Board tabled action on the proposal and asked that Mr. Smith provide a proposal for Gambogian fish.

**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 April 17, 2026, at 10:00 a.m.

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

59  
60 **A. Consideration of Minutes of Board of Supervisors Regular Meeting held**  
61 **on February 20, 2026**  
62

On a motion from Mr. Steiner, seconded by Mr. Holt, the Board of Supervisors approved the meeting minutes for February 20, 2026, as presented, for the DW Bayview Community Development District.

63  
64 **B. Consideration of Operation & Maintenance Expenditures for**  
65 **January 2026**  
66

On a motion from Mr. Steiner, seconded by Mr. Holt, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January 2026 (\$48,226.42), as amended, for the DW Bayview Community Development District.

67  
68 **FIFTH ORDER OF BUSINESS** **Business Items**

69  
70 **A. Consideration of Wetland Proposals**

71  
72 Ms. Welborn led discussion on the proposals The Board tabled the proposal for  
73 the planting in pond 38.

On a motion from Mr. Steiner, seconded by Mr. Holt, with all in favor, the Board of Supervisors approved the proposal for mulching in wetland A in the amount of \$3,650, for the DW Bayview Community Development District.

75  
76 **B. Ratification of Aquatics Wetland Z Proposal**  
77

On a motion from Mr. Steiner, seconded by Mr. Holt, with all in favor, the Board of Supervisors ratified approval of the proposal aquatics wetland z proposal in the amount of \$5,000, for the DW Bayview Community Development District.

78  
79 **SIXTH ORDER OF BUSINESS** **Supervisor Requests**

80  
81 Ms. Lawler resigned from her position as Board Supervisor.

82  
On a motion from Mr. Lefere, seconded by Mr. Steiner, with all in favor, the Board of Supervisors accepted the resignation of Kat Lawer as Board Supervisor serving in seat # 2 with a term that runs from 2024 to 2026, for the DW Bayview Community Development District.

83           Mr. Steiner spoke regarding Hagstaff Lane, noting that he is working to get that  
84 area addressed. Mr. Aponte stated that the plan was modified.

85  
86           Discussion was held regarding alligator sign installation.

87  
88           Ms. John advised everyone that the sovereign immunity cap is currently \$200,000,  
89 but the legislature is working to increase it. Mr. Steiner thanked her for the update.

90  
91  
92

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Holt, seconded by Mr. Steiner, the Board of Supervisors adjourned the meeting at 11:16 a.m., for the DW Bayview Community Development District.
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98

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Secretary/Assistant Secretary

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Chairman/ Vice Chairman

# Tab 8

# 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 February 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:

Approval of Expenditures: **\$9,991.38**

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

# DW Bayview Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Darryl Dey Steiner	20260226-01	DS022026	Board of Supervisors Meeting 02/20/2026	\$ 200.00
Kutak Rock, LLP	300050	3690256	Legal Services 12/25	\$ 887.50
Lindsay Bruce Holt	300049	LH022026	Board of Supervisors Meeting 02/20/2026	\$ 200.00
Regions Bank Corporate Trust	300054	128562	Trustee Annual Fees SERIES 2021 01/26	\$ 3,500.00
Rizzetta & Company, Inc.	300048	INV0000106670	Accounting Services 02/26	\$ 5,164.50
The Observer Group, Inc.	300052	26-00120M	Legal Advertising 01/26	<u>\$ 39.38</u>
<b>Total Report</b>				<b><u>\$ 9,991.38</u></b>

Submitted 2/23/20

DW BAYVIEW CDD

Meeting Date: February 20, 2026

SUPERVISOR PAY REQUEST

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

(\*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00 AM
Meeting End Time:	11:16 AM
Total Meeting Time:	1 hr. 16 mins

Time Over ( 3 ) Hours:

Total at \$175 per Hour: \$0.00

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: *Rachel M. Wilborn*

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3690256

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. 3690256  
32823-1

Re: General Counsel

For Professional Legal Services Rendered

12/02/25	R. Dugan	0.20	61.00	Correspondence regarding project completion
12/02/25	A. Willson	0.20	66.00	Confer with Castoria regarding state communication
12/08/25	K. John	0.10	28.00	Confer with McChesney
12/09/25	R. Dugan	0.20	61.00	Correspondence regarding project completion for phase 1
12/09/25	K. John	0.80	224.00	Prepare project completion resolution and perform due diligence relating to same
12/17/25	R. Dugan	0.20	61.00	Review district records regarding project completion
12/18/25	K. John	0.40	112.00	Prepare trustee certificates documents and outstanding items
12/19/25	R. Dugan	0.80	244.00	Conference with chair regarding project completion; correspondence regarding same
12/30/25	R. Dugan	0.10	30.50	Correspondence regarding public facilities report
TOTAL HOURS		3.00		

**KUTAK ROCK LLP**

DW BayView CDD

January 29, 2026

Client Matter No. 32823-1

Invoice No. 3690256

Page 2

TOTAL FOR SERVICES RENDERED \$887.50

TOTAL CURRENT AMOUNT DUE \$887.50



Invoice # 128562

BI # 11754

01/29/2026

DW BAYVIEW CDD  
C/O RIZZETTA & COMPANY  
3434 COLWELL AVE., SUITE 200  
TAMPA FL 33614

RECEIVED  
FEB - 5 2026

BY: .....

DW BAYVIEW COMMUNITY DEVELOPMENT DIST  
(MANATEE COUNTY, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
(2021 PROJECT) BI#11754

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

Due Date 03/08/2026

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

11754

Due Date 03/08/2026

Amount Due \$3,500.00

Please contact your administrator with any questions or concerns.

JANET RICARDO

904-565-7973

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

**Invoice**

Date	Invoice #
2/2/2026	INV0000106670

**Bill To:**

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

Services for the month of	Terms	Client Number
February	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

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-00120M

Date 01/23/2026

**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 # 26-00120M <b>Meeting Notice</b> RE: DW Bayview CDD Notice of Board of Supervisors Meeting Dates Published: 1/23/2026	\$39.38
--	---------

### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$39.38</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

EXHIBIT "A"  
BOARD OF SUPERVISORS MEETING DATES  
DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026

January 16, 2026  
February 20, 2026  
March 20, 2026  
April 17, 2026  
May 15, 2026  
June 19, 2026  
July 17, 2026  
August 21, 2026  
September 18, 2026

Time: 10:00 a.m.

Location: Driftwood Clubhouse located at 8810 Barrier Coast Trail, Parrish, FL  
34219

January 23, 2026

26-00120M

**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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Serial Number  
26-00120M

# Business Observer

Published Weekly  
Manatee, Manatee County, Florida

COUNTY OF MANATEE

RECEIVED  
JAN 23 2026  
BY: .....

EXHIBIT "A"  
BOARD OF SUPERVISORS MEETING DATES  
DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026

January 16, 2026  
February 20, 2026  
March 20, 2026  
April 17, 2026  
May 15, 2026  
June 19, 2026  
July 17, 2026  
August 21, 2026  
September 18, 2026

Time: 10:00 a.m.  
Location: Driftwood Clubhouse located at 8810 Barrier Coast Trail, Parrish, FL  
34919  
January 23, 2026 26-00120M

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Meeting Notice

in the matter of DW Bayview CDD Notice of Board of Supervisors Meeting Dates

in the Court, was published in said newspaper by print in the

issues of 1/23/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

\_\_\_\_\_  
Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

23rd day of January, 2026 A.D.

by Holly Botkin who is personally known to me.

\_\_\_\_\_  
Notary Public, State of Florida  
(SEAL)

DW Bayview CDD - Rizzetta  
3434 Colwell Avenue Suite 200  
Tampa, FL 33614

**FILE COPY**

Serial Number  
26-00120M

# Business Observer

Published Weekly  
Manatee, Manatee County, Florida

RECEIVED  
JAN 23 2026  
BY: .....

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Meeting Notice

in the matter of DW Bayview CDD Notice of Board of Supervisors Meeting Dates

in the Court, was published in said newspaper by print in the

issues of 1/23/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

23rd day of January, 2026 A.D.

by Holly Botkin who is personally known to me.




Notary Public, State of Florida  
(SEAL)

**EXHIBIT "A"**  
**BOARD OF SUPERVISORS MEETING DATES**  
**DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**

- January 16, 2026
- February 20, 2026
- March 20, 2026
- April 17, 2026
- May 15, 2026
- June 19, 2026
- July 17, 2026
- August 21, 2026
- September 18, 2026

Time: 10:00 a.m.  
 Location: Driftwood Clubhouse located at 8810 Barrier Coast Trail, Parrish, FL 34219  
 January 23, 2026 26-00120M

 Donna Condon  
Comm.: HH 534210  
Expires: Jun. 29, 2028  
Notary Public - State of Florida

# 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 March 2026 For Board Approval**

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

The total items being presented:

Approval of Expenditures: **\$30,910.97**

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

# DW Bayview Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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	20260327-01	DS032026	Board of Supervisors Meeting 03/20/2026	\$ 200.00
Del Webb Bexley CDD	300060	03/16/2026 Del Webb	Reimbursement for Fields Consulting Group, LLC Inv # 3743 03/26	\$ 2,500.00
Kutak Rock, LLP	300058	3702675	Legal Services 01/26	\$ 2,200.50
Kutak Rock, LLP	300063	3717095	Legal Services 02/26	\$ 1,942.50
Lindsay Bruce Holt	300064	LH032026	Board of Supervisors Meeting 03/20/2026	\$ 200.00
Rizzetta & Company, Inc.	300057	INV0000107486	Management Services 03/26	\$ 5,164.50
Sitex Aquatics, LLC	300056	10727-b	Aquatic Maintenance 02/26	\$ 4,648.00
Sunrise Landscape	300061	14 53619	Landscape Maintenance 02/26	\$ 6,991.64
Sunrise Landscape	300062	14 55729	Landscape Maintenance 03/26	\$ 6,991.64
The Observer Group, Inc.	300059	26-00344M	Legal Advertising 03/26	\$ <u>72.19</u>
<b>Total Report</b>				<b>\$ <u>30,910.97</u></b>



# 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](http://www.dwbayviewcdd.org)

## Check Request

Amount: \$ 2,500.00

Date: 03/16/2026

Payable To: Del Webb Bexley CDD

Address: 3434 Colwell Avenue, Suite 200  
Tampa, FL 33614 United States

Reason: Reimbursement for Fields Consulting Group, LLC – Inv #  
3743

Requestor: Sharon Lindo

Code: 567-001-57900-6409

Approved by: 

# INVOICE

Fields Consulting Group, LLC  
(dba. Mike's Signs)  
11749 Crestridge Loop  
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.com  
m  
+1 (727) 480-6514

*Fields*  
CONSULTING GROUP, LLC  
11749 Crestridge Loop  
Trinity, FL 34655



**Bill to**  
Rizzetta & Company  
Del Webb Bayview CDD  
Attn: Rachel Welborn  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

## Invoice details

Sales Rep: Mike Fields

Invoice no.: 3743  
Terms: 50% Deposit  
Invoice date: 02/04/2026  
Due date: 02/04/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Install (Signage)</b>	Initial 50% Deposit -- (40) "Beware Alligators, Snakes, Wildlife" (18x24) .080 metal reflective pond sign and 8-ft galvanized u-channel post (installed 2-3-ft in ground leaving 4-5-ft tall post depending on the berm slope at each pond)	1	\$2,500.00	\$2,500.00
				<b>Total</b>	<b>\$2,500.00</b>

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

February 24, 2026

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

Invoice No. 3702675  
32823-1

Re: General Counsel

For Professional Legal Services Rendered

01/02/26	K. John	0.40	118.00	Review draft agenda and outstanding items
01/09/26	K. John	0.40	118.00	Review agenda package
01/13/26	R. Dugan	0.20	64.00	Review draft registered agent resolution; correspondence regarding same
01/13/26	D. Wilbourn	0.40	88.00	Prepare resolution authorizing bank signatories
01/15/26	K. John	1.20	354.00	Prepare Series 2022 reserve release letters
01/16/26	R. Dugan	0.40	128.00	Correspondence regarding Board meeting follow up items
01/16/26	K. John	3.10	914.50	Prepare for and attend board meeting; follow up from same
01/24/26	R. Dugan	0.30	96.00	Correspondence regarding Board meeting schedule publication requirements; correspondence regarding nuisance hogs
01/27/26	R. Dugan	1.00	320.00	Review district rules of procedure regarding public meeting notice requirements; review draft trustee letters related to project completion; correspondence regarding same

**KUTAK ROCK LLP**

DW BayView CDD

February 24, 2026

Client Matter No. 32823-1

Invoice No. 3702675

Page 2

TOTAL HOURS 7.40

TOTAL FOR SERVICES RENDERED \$2,200.50

TOTAL CURRENT AMOUNT DUE \$2,200.50

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

March 20, 2026

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

Invoice No. 3717095  
32823-1

Re: General Counsel

For Professional Legal Services Rendered

02/02/26	R. Dugan	0.10	32.00	Correspondence regarding public facilities report
02/06/26	K. John	0.20	59.00	Review draft agenda; prepare reserve release letter and requisition form
02/16/26	K. John	0.80	236.00	Review agenda; prepare for board meeting
02/17/26	R. Dugan	0.20	64.00	Review audit selection records; correspondence regarding same
02/17/26	K. John	1.80	531.00	Prepare audit RFP package; confer with Welborn
02/19/26	K. John	0.40	118.00	Prepare for board meeting
02/20/26	K. John	2.30	678.50	Attend board meeting; follow up from same
02/23/26	R. Dugan	0.30	96.00	Conference and correspondence regarding board transition
02/24/26	R. Dugan	0.40	128.00	Conference with district staff regarding project completion; conference regarding meeting schedule and agenda items

TOTAL HOURS 6.50

**KUTAK ROCK LLP**

DW BayView CDD

March 20, 2026

Client Matter No. 32823-1

Invoice No. 3717095

Page 2

TOTAL FOR SERVICES RENDERED \$1,942.50

TOTAL CURRENT AMOUNT DUE \$1,942.50

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

**Invoice**

Date	Invoice #
3/2/2026	INV0000107486

**Bill To:**

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

Services for the month of	Terms	Client Number
March	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

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.: 10727-b  
Terms: Net 30  
Invoice date: 02/01/2026  
Due date: 03/03/2026

#	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 53619

PO#	Date
	02/01/2026
Sales Rep	Terms
Brandon Beckman	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
#34316 - Landscape Maintenance Agreement- February 26 February 2026				\$6,991.64

<b>Total</b>	<b>\$6,991.64</b>
Credits/Payments	(\$0.00)
<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	\$6,991.64	\$0.00	\$0.00	\$13,983.30



5100 W Kennedy Blvd  
 Ste 325  
 Tampa, FL 33609

Invoice 14 55729

PO#	Date
	03/02/2026
Sales Rep	Terms
Brandon Beckman	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
#36199 - Landscape Maintenance Agreement- March 26 March 2026				\$6,991.64

<b>Total</b>	<b>\$6,991.64</b>
Credits/Payments	(\$0.00)
<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
\$13,983.28	\$0.00	\$0.00	\$0.00	\$13,983.30

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-00344M

Date 03/06/2026

**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 # 26-00344M <b>Notice of Special Meeting</b> RE: Meeting on March 20, 2026 at 10:00am Published: 3/6/2026	\$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.**

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# 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 regular meeting (the "Meeting") of its Board of Supervisors (the "Board") on Friday, March 20, 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 [cgararo@rizzetta.com](mailto:cgararo@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  
March 6, 2026

26-00344M

**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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