Rizzetta & Company

Somerset Bay
Community Development District

Board of Supervisors' Regular Meeting
September 2, 2025

District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001

www.somersetbaycdd.org

SOMERSET BAY
COMMUNITY DEVELOPMENT DISTRICT

Offices of Coastal-Engineering Associates, LLC.
At: 966 Candlelight Blvd., Brooksville, FL 34601

www.somersetbaycdd.org

Board of Supervisors	Ron Bastyr	Chairman
	Shane O'Neil	Vice Chairman
	Cheri O'Neil	Assistant Secretary
	Cole Bastyr	Assistant Secretary
	Lynette Bastyr	Assistant Secretary
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin, & Vericker
District Engineer	Cliff Manuel	Coastal Engineering Associates, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. 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.

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
somersetbaycdd.org

August 26, 2025

Board of Supervisors
**Somerset Bay Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Somerset Bay Community Development District will be held on **Tuesday, September 2, 2025 at 11:00 a.m**., or immediately following the adjournment of Waterford CDD at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601. The following is the agenda for the meeting:

BOS MEETING
1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
   A.   District Counsel
   B.   Interim Engineer
   C.   District Manager
      i.   Presentation of District Manager Report………………Tab 1
      ii.   Review of 2nd Quarter Website Audit Report………….Tab 2
4. **BUSINESS ITEM**
   A.   Consideration of Annual Arbitrage Calculations Proposal……Tab 3
   B.   Discussion of 2025-2026 EGIS Insurance and Invoice
5. **BUSINESS ADMINISTRATION**
   A.   Consideration of the Regular Meeting Minutes for
        August 5, 2025…………………………………………………Tab 4
   B.   Ratification of Operation & Maintenance Expenditures
        for July 2025……………………………………………………Tab 5
6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Sean Craft

Sean Craft
District Manager

Tab 1

Rizzetta & Company

September 2

District Manager's Report

2025

SOMERSET BAY CDD

FINANCIAL SUMMARY	7/31/2025
General Fund Cash Balance	$861
Capital Project Fund	$1,272
Debt Service Fund	$1,001,587
Total Government Fund	$ 1,003,720

General Fund Expense Variance: **$8,765** **Over Budget**

Professionals in Community Management

Tab 2

Quarterly Compliance Audit Report

Somerset Bay

Date: July 2025 - 2nd Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

Preparer:
Susan Morgan - *SchoolStatus Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Audit results

Helpful information:

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).

ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.

Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

> * **NOTE**: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.

ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse
Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements
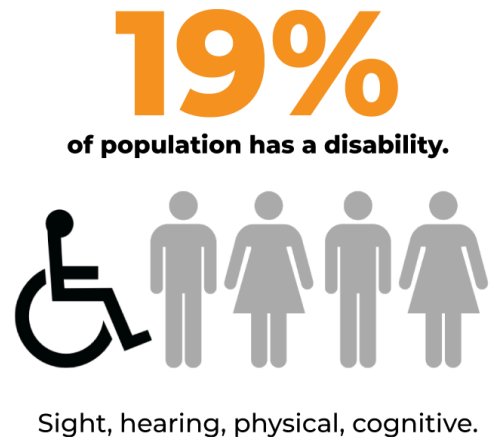
Result: PASSED

Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.

19%
of population has a disability.

Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.

ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.

Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: http://webaim.org/resources/contrastchecker

Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.

Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: http://webaim.org/techniques/alttext

Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A "skip navigation" option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*

Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no 'click here' please) are just some ways to help everyone find what they're searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: *http://webaim.org/techniques/sitetools/*

Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: *http://webaim.org/techniques/tables/data*

Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: http://webaim.org/techniques/acrobat/acrobat

Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: http://webaim.org/techniques/captions

Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: http://webaim.org/techniques/forms

Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.

Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.

Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e..g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 3

Arbitrage Rebate Counselors, LLC
Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

June 9, 2025

Somerset Bay Community Development District
c/o Ms. Shandra Torres
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: Proposal – Annual Arbitrage Calculations – $13,500,000 Somerset Bay CDD – Capital Improvement Rev. Bonds, Series 2024 (Area One) ("Series 2024")

Dear Somerset Bay Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this Proposal to perform annual arbitrage calculations for the above-referenced Series 2024.
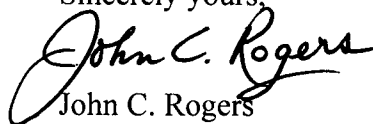
We propose to perform three annual arbitrage calculations: the first, for the period May 30, 2024 to May 30, 2025; the second, for the period May 30, 2025 to May 30, 2026; and the third, for the period May 30, 2026 to May 30, 2027.

We will provide the following services: obtaining and reviewing all relevant records to understand specifics of bond issue; compiling a computerized record of investments, interest earnings and disbursement; calculating arbitrage yield; performing spending exceptions analysis; computing an estimated arbitrage rebate liability (if any); preparing an arbitrage opinion letter; and assisting with payment of any arbitrage due.

To do the annual arbitrage calculations, we will need: (1) trust fund statements, and (2) bond closing documents, including Arbitrage and Tax Certificate, Closing Memorandum, and IRS Form "8038-G".

Our fee to prepare each annual arbitrage calculation is $400.00, or a total of $1,200.00 for all three calculations.

Sincerely yours,

John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Tab 4

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MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board of Supervisors 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.

SOMERSET BAY
COMMUNITY DEVELOPMENT DISTRICT

The regular Meeting of the Board of Supervisors of Somerset Bay Community Development District to be held on **August 5, 2025, at 12:20 p.m.** or immediately following the adjournment of Somerset Bay CDD at the office of Coastal Engineering Associates, Inc., 966 Candlelight Boulevard, Brooksville, Florida 34601.

Present and constituting a quorum:

Ron Bastyr	**Board Supervisor, Chairman**
Shane O'Neil	**Board Supervisor, Vice Chairman**
Lynette Bastyr	**Board Supervisor, Assistant Secretary**
Cole Bastyr	**Board Supervisor, Assistant Secretary**

Also present were:

Wesley Elias	**District Manager, Rizzetta & Company, Inc.**
John Vericker	**District Counsel, Straley Robin Vericker** *(via phone)*
Audience	**Not Present**

FIRST ORDER OF BUSINESS   **Call to Order**

Mr. Elias called the meeting to order at 12:20 p.m., confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS   **Audience Comments**

There were no audience comments at this time.

THIRD ORDER OF BUSIINESS   **Staff Reports**

A.   District Counsel
        No Report.

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46   **B.**   District Engineer
47   No Report.
48
49   **C.**   District Manager
50   Mr. Elias presented his District Manager report and reminded the Board that
51   the next regular meeting is on September 2, 2025, at 11:00 a.m., or
52   immediately following the adjournment of Somerset Bay CDD.
53
54 **FOURTH ORDER OF BUSINESS**   **Public Hearing for Fiscal Year**
55   **2025/2026 Final Budget**

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 final budget, for the Somerset Bay Community Development District.

56
57   There were no questions or comments regarding the fiscal year 2025/2026 final
58 budget

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 final budget, for the Somerset Bay Community Development District.

59
60   **i.**   **Consideration of Resolution 2025-05, Adopting Fiscal Year 2025/2026**
61   **Final Budget**

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adopted Resolution 2025-05, adopting fiscal year 2025/2026 final budget totaling $1,109,255.82 (GF-$160,000 & DSF-$949,255.82), for the Somerset Bay Community Development District.

62
63 **FIFTH ORDER OF BUSINESS**   **Public Hearing for Fiscal Year**
64   **2025/2026 Assessments**

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 assessments, for the Somerset Bay Community Development District.

65
66   There were no questions or comments regarding the fiscal year 2025/2026
67 assessments.

_____

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 assessments, for the Somerset Bay Community Development District.

i.   Consideration of Resolution 2025-06 Levying O & M Assessments for Fiscal Year 2025/2026

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adopted Resolution 2025-06, levying O & M assessments for fiscal year 2025/2026, for the Somerset Bay Community Development District.

SIXTH ORDER OF BUSINESS   **Consideration of Resolution 2025-07. Setting Meeting Dates for FY 2025/2026**

Mr. Elias stated that the proposed schedule coincides with the current meeting schedule of meeting immediately following the adjournment of Waterford CDD.

> On a motion from Mr. R. Bastyr, seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adopted Resolution 2025-06, setting the meeting schedule for fiscal year 2025/2026, as presented, for the Somerset Bay Community Development District.

SEVENTH ORDER OF BUISINESS   **Consideration of Minutes the Board of Supervisors Meeting held on June 4, 2025**

> On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on June 4, 2025, as presented, for the Somerset Bay Community Development District.

EIGHTH ORDER OF BUSINESS   **Ratification of Operation and Maintenance Expenditures for May and June 2025**

> On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the Operation and Maintenance expenditures for May 2025 ($15,915.96) and June ($29,610.79), for the Somerset Bay Community Development District.

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90   **NINTH ORDER OF BUSINESS**   **Supervisor Requests**
91
92   There were no Supervisor Comments at this time.
93
94   **TENTH ORDER OF BUSINESS**   **Adjournment**
95

On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adjourned the meeting at 12:27 p.m., for the Somerset Bay Community Development District.

96
97
98   _____   _____
99   Secretary/Assistant Secretary   Chairperson/Vice Chairperson
100

Tab 5

Somerset Bay Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Operation and Maintenance Expenditures
July 2025
For Board Approval

No Operations and Maintenance Expenses were paid from July 1, 2025 through July 31, 2025. Therefore, there are no new items to present at this time.

Approval of Expenditures:

_____

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary