

1 **MINUTES OF MEETING**

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3 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  
4 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  
5 be based.  
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7 **BEXLEY**  
8 **COMMUNITY DEVELOPMENT DISTRICT**

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10 The regular meeting of the Board of Supervisors of Bexley Community Development  
11 District was held on **Wednesday, January 25, 2017 at 1:06 p.m.** at the office of Rizzetta &  
12 Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.  
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14 Present and constituting a quorum were:

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16	Tom Panaseney	<b>Board Supervisor, Chairman</b>
17	John Blakley	<b>Board Supervisor, Assistant Secretary</b>
18	Doug South	<b>Board Supervisor, Assistant Secretary</b>
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20 Also present were:

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22	Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
23	Alyssa Willson	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
24	Jordan Schrader	<b>Interim Engineer, Clearview Land Design LLP</b>
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26 Audience: **No Audience Present**

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29 **FIRST ORDER OF BUSINESS** **Call to Order**

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31 Ms. Montagna called the meeting to order and conducted the roll call.  
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33 **SECOND ORDER OF BUSINESS** **Audience Comments**

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35 There were no audience members present.  
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37 **THIRD ORDER OF BUSINESS** **Consideration of the Evaluation**  
38 **Committee's Recommendation for**  
39 **Landscape Maintenance and Hardscape**  
40 **Services**  
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42 Mr. Panaseney reviewed the evaluation process and announced the evaluation committee's  
43 recommendation of Sunrise Landscape for the District's landscape maintenance services and  
44 CRS Corporation of the District's hardscape services.  
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On a Motion by Mr. Panaseny, seconded by Mr. Blakley, with all in favor, the Board of Supervisors accepted the Evaluation Committee's recommendation of Sunrise Landscape as the #1 ranked bidder and entering into contract with them for Landscape Maintenance Services and to move to #2 ranked Cornerstone if Sunrise Declines and entering into contract with CRS Corporation for the District's Hardscape Services for Bexley Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Amended and Restated Disclosure of Public Financing**

Ms. Willson presented and reviewed the Amended and Restated Disclosure of Public Financing.

On a Motion by Mr. Blakley, seconded by Mr. Panaseny, with all in favor, the Board of Supervisors approved the Amended and Restated Disclosure of Public Financing as presented for Bexley Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on December 28, 2016**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on December 28, 2016.

On a Motion by Mr. South, seconded by Mr. Panaseny, with all in favor, the Board of Supervisors' approved the minutes of the Board of Supervisors' meeting held on December 28, 2016 as presented for Bexley Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for December 2016**

Ms. Montagna presented the Operation and Maintenance Expenditures for December 2016.

On a Motion by Mr. Panaseny, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the December 2016 Operation and Maintenance Expenditures in the amount of \$12,164.77 as presented for Bexley Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Ratification of Requisition Recap – Under \$100 K**

Ms. Montagna presented the Requisition Recap – Under \$100K for Supplemental Construction Account 2016.

On a Motion by Mr. Panaseny, seconded by Mr. South, with all in favor, the Board of Supervisors ratified the Requisition Recap – Under \$100K for Supplemental Construction Account 2016 (Requisitions #CUS 125, 127 – 133, 109 – 111, 113 – 116, 121, 123, and 124) as presented for Bexley Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**Ratification of Requisition Recap – Over \$100 K**

Ms. Montagna presented the Requisition Recap – Over \$100K for Supplemental Construction Account 2016.

On a Motion by Mr. Panaseny, seconded by Mr. South, with all in favor, the Board of Supervisors ratified the Requisition #CUS 126 (\$134,910.85) for Supplemental Construction Account 2016 as presented for Bexley Community Development District.

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On a Motion by Mr. Panaseny, seconded by Mr. Blakely, with all in favor, the Board of Supervisors ratified the Requisition #CUS 115 (\$157,112.50) for Supplemental Construction Account 2016 as presented for Bexley Community Development District.

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On a Motion by Mr. Panaseny, seconded by Mr. South, with all in favor, the Board of Supervisors ratified the Requisition #CUS 117 (\$239,060.21) for Supplemental Construction Account 2016 as presented for Bexley Community Development District.

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On a Motion by Mr. Panaseny, seconded by Mr. Blakely, with all in favor, the Board of Supervisors ratified the Requisition #CUS 118 (\$110,434.18) for Supplemental Construction Account 2016 as presented for Bexley Community Development District.

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On a Motion by Mr. Panaseny, seconded by Mr. South, with all in favor, the Board of Supervisors ratified the Requisition #CUS 119 (\$265,353.14) for Supplemental Construction Account 2016 as presented for Bexley Community Development District.

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On a Motion by Mr. Panaseny, seconded by Mr. Blakely, with all in favor, the Board of Supervisors ratified the Requisition #CUS 120 (\$268,349.21) for Supplemental Construction Account 2016 as presented for Bexley Community Development District.

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On a Motion by Mr. Panaseny, seconded by Mr. South, with all in favor, the Board of Supervisors ratified the Requisition #CUS 122 (\$680,775.70) for Supplemental Construction Account 2016 as presented for Bexley Community Development District.

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99 **NINTH ORDER OF BUSINESS** **Discussion Regarding Security at Bexley**

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101 A discussion ensued regarding the security issues in the community, more staff, security  
102 cameras, and Pasco County Sheriff's Deputies. The Board also discussed the cost sharing of  
103 security services with the HOA.

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On a Motion by Mr. Panaseny, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved the District entering into contract with the Pasco County Sheriff's Department for Off Duty Security Patrols for Bexley Community Development District.

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On a Motion by Mr. Panaseny, seconded by Mr. South, with all in favor, the Board of Supervisors approved entering into a Cost Sharing Agreement with the HOA for Community Security Services for Bexley Community Development District.

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108 **TENTH ORDER OF BUSINESS** **Ratification of Change Order #6 to CRS**  
109 **Building Corporation's Contract #20190**

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111 Ms. Montagna presented Change Order #6 in the amount of \$22,527.72 to CRS Building  
112 Corporation's Contract #20190.

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On a Motion by Mr. Panaseny, seconded by Mr. South, with all in favor, the Board of Supervisors ratified Change Order #6 (\$22,527.72) to CRS Building Corporation's Contract #20190 for Bexley Community Development District.

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115 **ELEVENTH ORDER OF BUSINESS** **Consideration of Rules for the District's**  
116 **Parks**

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118 Discussion ensued regarding rules for the District's parks. Ms. Montagna stated that Avid  
119 is working on a draft of Park Rules. A discussion ensued regarding the establishment of a guest  
120 fee for use of the parks and suspension and termination of use of the facilities.

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122 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

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124 A. District Counsel  
125 Discussion ensued regarding a request for qualifications for landscape architect,  
126 geotechnical and land surveyor services. Jamie Beatty will be working on this to have  
127 bids back for the March meeting with the intent of services starting in April. The  
128 District will advertise for an evaluation committee meeting at noon prior to the BOS  
129 meeting on March 22, 2017 at 1:00 p.m. The Chairman will approve the final project  
130 manual and request for qualifications advertisement.

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On a Motion by Mr. Panaseny, seconded by Mr. Blakely, with all in favor, the Board of Supervisors approved the form of Evaluation Criteria and authorized District staff to proceed with Request for Qualifications for Landscape Architect, Surveying, Geotechnical and Environmental Scientist Services with qualifications due for review at the March 22, 2017 meeting for Bexley Community Development District.

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On a Motion by Mr. Panaseny, seconded by Mr. Blakely, with all in favor, the Board of Supervisors authorized District staff to proceed with Request for Qualifications for the third area of landscape/hardscape/irrigation installation with the same evaluation criteria as the previous two landscape/hardscape/irrigation RFPs and authorized District staff and Jamie Beatty to prepare the project manual and appointed Mr. Beatty, Mr. Panaseny, and Mr. Schrader to an evaluation committee and set the evaluation committee meeting for March 22, 2017 at 12:00 p.m. for Bexley Community Development District.

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B. District Engineer

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Mr. Schrader gave the Board an update.

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C. District Manager

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Ms. Montagna stated that the next regularly scheduled meeting is February 22, 2017 at 5:00 p.m.

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**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

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There were no Supervisor requests.

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**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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Ms. Montagna requested a motion from the Board to adjourn the meeting.

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On a Motion by Mr. Blakely, seconded by Mr. South, with all in favor, the Board of Supervisors adjourned the meeting at 2:09 p.m. for Bexley Community Development District.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

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