

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.

6 **BEXLEY**  
7 **COMMUNITY DEVELOPMENT DISTRICT**

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9 The regular meeting of the Board of Supervisors of Bexley Community Development  
10 District was held on **Wednesday, July 25, 2018 at 5:00 p.m.** at the office of Rizzetta &  
11 Company, Inc. located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

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13 Present and constituting a quorum were:

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15 Doug South **Board Supervisor, Chairman**  
16 John Blakley **Board Supervisor, Assistant Secretary**  
17 Pete Williams **Board Supervisor, Assistant Secretary**

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19 Also present were:

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21 Angel Montagna **District Manager, Rizzetta & Company, Inc.**  
22 Lindsey Eggsware **Associate District Manager, Rizzetta & Company**  
23 Alyssa Willson **District Counsel, Hopping Green & Sams**  
24 Jordan Schrader **District Engineer, Clearview Land Design**  
25 *(via conference call)*  
26 Jimmy Taylor **Representative, Aquatic Systems, Inc.**  
27 Morgan Melatti **Representative, Aquatic Systems**  
28 Bryan Cooper **Clubhouse Manager**

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30 Audience

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

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34 Ms. Montagna called the meeting to order and conducted the roll call.

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36 Mr. South gave an update to the residents regarding the overall look of the landscaping.

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

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40 Ms. Montagna asked if there were any audience comments. The Board entertained  
41 audience comments regarding the irrigation system at the dog park, lighting, and timing to fix  
42 things. Comments were also entertained regarding accountability, the budget increase, District  
43 boundaries, and the landscape maintenance. There were also comments regarding the street  
44 lights, mulch, holes in the dog park and the fence falling over.

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46 **THIRD ORDER OF BUSINESS** **Consideration of Minutes of the Board of**  
47 **Supervisors' Meeting held on May 23,**  
48 **2018**

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50 Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on June  
51 27, 2018.

On a Motion by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board of Supervisors' approved the minutes of the Board of Supervisors' meeting held on June 27, 2018 as presented for Bexley Community Development District.

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**FOURTH ORDER OF BUSINESS** **Consideration of Operation and Maintenance Expenditures for May 2018**

Ms. Montagna presented the Operation and Maintenance Expenditures for May 2018. Discussion ensued regarding Cardno, Inc.'s invoices being paid from construction funds and not the operation and maintenance funds.

On a Motion by Mr. Williams, seconded by Mr. South, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2018 (\$82,642.32) as amended for Bexley Community Development District.

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**FIFTH ORDER OF BUSINESS** **Ratification of Series 2016 Requisitions – Over \$100 K - #CUS 345 and 353**

Ms. Eggsware presented the Requisition Recap – Over \$100K - #CUS 356 for Supplemental Construction Account 2016.

REQUISITION NO.	PAYEE	AMOUNT
CUS 356	RIPA & Associates, LLC	\$662,203.10

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On a Motion by Mr. South, seconded by Mr. Williams, with all in favor, the Board of Supervisors ratified the Requisition Recap – Over \$100K for Supplemental Construction Account 2016 Requisitions #CUS 356 for Bexley Community Development District.

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**SIXTH ORDER OF BUSINESS** **Ratification of Series 2016 Requisitions – Under \$100 K - #CUS 354 - 352**

Ms. Eggsware presented the Requisition Recap – Under \$100K - #CUS 346 and 355 for Supplemental Construction Account 2016.

REQUISITION NO.	PAYEE	AMOUNT
CUS 354	Ferguson Enterprises, Inc.	\$7,114.00
CUS 355	Hopping Green & Sams	\$84.50

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On a Motion by Mr. Williams, 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 354 and 355 for Bexley Community Development District.

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80 **SEVENTH ORDER OF BUSINESS** **Ratification of Change Orders – None**

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82 Ms. Montagna stated that there were no change orders to present at this time.

CHANGE ORDER NO.	CONTRACT NO.	AMOUNT
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85 **EIGHTH ORDER OF BUSINESS** **Presentation of Aquatics Report**

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87 Ms. Melatti presented and reviewed the Aquatics Report dated June 14, 2018. Discussion  
88 ensued regarding the aeration project.

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90 **NINTH ORDER OF BUSINESS** **Consideration of Proposals for Pond #1**

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92 The Board decided to table this item until their August meeting.

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94 **TENTH ORDER OF BUSINESS** **Presentation of Financial Statements**

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96 Ms. Montagna presented the monthly Financial Statements for May.

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98 **ELEVENTH ORDER OF BUSINESS** **Consideration of Proposals for Frost**  
99 **Damage**

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101 Ms. Montagna presented the various proposals from LMP for the frost damage. A  
102 discussion ensued. The Board would like the landscaper to start the work as soon as possible.

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On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved 26 proposals for the frost damage for a cost of \$36,281.17 with an additional \$3,600.00 contingency for any adjustments needed with swapping plant material for Bexley Community Development District.
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**TWELFTH ORDER OF BUSINESS** **Public Hearing on Fiscal Year 2018/2019**  
**Final Budget**

Ms. Montagna asked for a motion to open the public hearing.

On a Motion by Mr. Williams, seconded by Mr. Blakley, followed by a vote of all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2018/2019 Final Budget for Bexley Community Development District.
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Ms. Montagna stated that the public hearing had been duly noticed in a paper of local circulation. She presented the budget and reviewed the line items of the budget. Discussion ensued.

Ms. Montagna opened the floor for audience comments. Comments were entertained regarding line items of the budget.

Ms. Montagna asked for a motion to close the public hearing.

On a Motion by Mr. South, seconded by Mr. Williams, followed by a vote of all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2018/2019 Final Budget for Bexley Community Development District.

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**THIRTEENTH ORDER OF BUSINESS**                      **Consideration of Resolution 2018-02,  
Adopting Fiscal Year 2018/2019 Final  
Budget**

Ms. Montagna presented and reviewed Resolution 2018-02, Adopting Fiscal Year 2018/2019 Final Budget.

On a Motion by Mr. Williams, seconded by Mr. South, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2018-02, Adopting Fiscal Year 2018/2019 Final Budget (\$1,661,739) for Bexley Community Development District.

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**FOURTEENTH ORDER OF BUSINESS**                      **Consideration of Fiscal Year 2018/2019  
Funding Agreement**

Ms. Willson presented and reviewed the fiscal year 2018/2019 Funding Agreement.

On a Motion by Mr. Williams, seconded by Mr. South, followed by a vote of all in favor, the Board of Supervisors approved the Fiscal Year 2018/2019 Funding Agreement for Bexley Community Development District.

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**FIFTEENTH ORDER OF BUSINESS**                      **Public Hearing on Fiscal Year 2018/2019  
Special Assessments**

Ms. Montagna asked for a motion to open the public hearing.

On a Motion by Mr. Williams, seconded by Mr. South, followed by a vote of all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2018/2019 Special Assessments for Bexley Community Development District.

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Ms. Montagna stated that the public hearing had been duly noticed in a paper of local circulation. She presented the assessments.

Ms. Montagna opened the floor for audience comments. There were none.

Ms. Montagna asked for a motion to close the public hearing.

On a Motion by Mr. Williams, seconded by Mr. South, followed by a vote of all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2018/2019 Special Assessments for Bexley Community Development District.

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148 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-03,**  
149 **Imposing Special Assessments and**  
150 **Certifying an Assessment Roll**  
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152 Ms. Montagna presented and reviewed Resolution 2018-03, Imposing Special Assessments  
153 and Certifying an Assessment Roll.  
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On a Motion by Mr. Williams, seconded by Mr. South, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2018-03, Imposing Special Assessments and Certifying an Assessment Roll for Bexley Community Development District.

155 **SEVENTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-04,**  
156 **Setting the Meeting Schedule for Fiscal**  
157 **Year 2018/2019**  
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160 Ms. Montagna presented and reviewed Resolution 2018-04, Setting the Meeting Schedule  
161 for Fiscal Year 2018/2019. Discussion ensued. The Board tabled this item for further consideration.  
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163 **EIGHTEENTH ORDER OF BUSINESS** **Staff Reports**  
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165 A. District Counsel  
166 Ms. Willson presented and reviewed the First Amendment to the Aquatic Services  
167 Maintenance Agreement.  
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On a Motion by Mr. Williams, seconded by Mr. Blakley, followed by a vote of all in favor, the Board of Supervisors approved the First Amendment to the Aquatic Maintenance Services Agreement with a start date of August 1, 2018 for Bexley Community Development District.

169 B. District Engineer  
170 No report.  
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172 C. Field Services Manager  
173 Ms. Montagna presented and reviewed the Field Inspection Report for June 14, 2018.  
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175 D. Clubhouse Manager  
176 Mr. Cooper presented the Clubhouse Manager's report for June 2018.  
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178 E. District Manager  
179 Ms. Montagna stated that the next regularly scheduled meeting will be held on  
180 August 22, 2018 at 1:00 p.m.  
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183 **NINETEENTH ORDER OF BUSINESS** **Supervisor Requests**  
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185 Ms. Montagna asked if there were any Supervisor requests. Mr. Williams stated that there  
186 were issues with over irrigating.  
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191 **TWENTIETH ORDER OF BUSINESS**                      **Adjournment**  
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193                      Ms. Montagna requested a motion from the Board to adjourn the meeting.  
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On a Motion by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board of Supervisors adjourned the meeting at 7:33 p.m. for Bexley Community Development District.

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Secretary / Assistant Secretary



Chairman / Vice Chairman