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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.

**DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

The organizational meeting of the Board of Supervisors of Del Webb Bexley Community Development District was held on **Wednesday, November 8, 2017 at 1:01 p.m.** at the office of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum were:

|                |  |
|----------------|--|
| Aaron Baker    | <b>Board Supervisor, Chairman</b>            |
| Mike Piendel   | <b>Board Supervisor, Vice Chairman</b>       |
| Doug South     | <b>Board Supervisor, Assistant Secretary</b> |
| Rick Stevens   | <b>Board Supervisor, Assistant Secretary</b> |
| Jaclyn Normile | <b>Board Supervisor, Assistant Secretary</b> |

Also present were:

|                 |   |
|-----------------|---|
| Matthew Huber   | <b>Regional District Manager, Rizzetta &amp; Co.</b>    |
| Gus Garcia      | <b>District Manager, Rizzetta &amp; Co.</b>             |
| Alyssa Wilson   | <b>District Counsel, Hopping Green &amp; Sams, P.A.</b> |
| Jordan Schrader | <b>District Engineer, Clearview Land Design, P.L.</b>   |
| Chris Fisher    | <b>District Engineer, Clearview Land Design, P.L.</b>   |
| Robbie Cox      | <b>Representative, MBS Capital Partners</b>             |
| Brett Sealy     | <b>Representative, MBS Capital Partners</b>             |
| Brittany Rogers | <b>Representative, Newland (<i>via. conf. call</i>)</b> |
| Audience        | <b>None</b>   |

**FIRST ORDER OF BUSINESS**

**Call to Order and Pledge of Allegiance**

The meeting was called to order and roll call performed confirming that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Administer Oath of Office for Supervisors**

Mr. Huber, a Notary Public in the State of Florida administered the Oath of Office to the newly appointed supervisors. Mr. Baker, Mr. Piendel, Mr. South, Mr. Stevens and Ms. Normile swore to and affirmed the oath.

48 **THIRD ORDER OF BUSINESS** **Consideration of Compensation of New**  
49 **Board Members**  
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51 Mr. Huber informed the Board that as a Board Supervisor they are entitled to compensation  
52 for meeting attendance. He asked the new Supervisors if they would like to accept or waive  
53 compensation. All Board Supervisors stated that they would like to waive compensation.  
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55 **FOURTH ORDER OF BUSINESS** **Consideration of Travel Reimbursement**  
56 **Policy**  
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58 Mr. Huber stated that the Board Supervisors were entitled to receive compensation for travel  
59 miles. He asked the new Supervisors if they would like to accept or waive compensation. All  
60 Board Supervisors stated that they would like to waive compensation.  
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62 **FIFTH ORDER OF BUSINESS** **Review of Chapter 190 Florida Statutes**  
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64 Mr. Huber presented the Chapter 190 Florida Statutes to the Board. Ms. Wilson briefly  
65 reviewed Chapter 190 of the Florida Statutes.  
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67 **SIXTH ORDER OF BUSINESS** **Guide to Sunshine Amendment and Code**  
68 **of Ethics for Public Officers and**  
69 **Employees**  
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71 Mr. Huber presented the Sunshine Amendment and Code of Ethics for Public Officers and  
72 Employees to the Board. Ms. Wilson briefly reviewed Sunshine Amendment and Code of Ethics  
73 for Public Officers and Employees.  
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75 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-01,**  
76 **Appointing Officers of the District**  
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On a Motion by Mr. South, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved Resolution 2018-01, Appointing Officers of the District as follows: Mr. Aaron Baker as Chairman, Mr. Mike Piendel as Vice Chairman, Eric Dailey as Secretary, Doug South, Rick Stevens, Jaclyn Normile, Matthew Huber and Gus Garcia as Assistant Secretaries for Del Webb Bexley Community Development District.

78 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2018-02,**  
79 **Appointing District Manager**  
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On a Motion by Mr. Piendel, seconded by Mr. South, with all in favor, the Board of Supervisors approved Resolution 2018-02 Appointing District Manager (Rizzetta & Company, Inc.) for Del Webb Bexley Community Development District.

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86 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2018-03,**  
87 **Appointing Treasurer and Assistant**  
88 **Treasurer**  
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On a Motion by Mr. Stevens, seconded by Ms. Normile, with all in favor, the Board of Supervisors approved Resolution 2018-03, Appointing Treasurer (Scott Brizendine) and Assistant Treasurer (Shawn Wildermuth) for Del Webb Bexley Community Development District.

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91 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-04, Select**  
92 **District Agent and Registered Office**  
93

On a Motion by Mr. Stevens, seconded by Mr. Baker, with all in favor, the Board of Supervisors approved Resolution 2018-04, Select District Agent (William Rizzetta) and Registered Office (Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614) for Del Webb Bexley Community Development District.

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95 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-05,**  
96 **Appointing District Counsel**  
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On a Motion by Mr. South, seconded by Ms. Normile, with all in favor, the Board of Supervisors approved Resolution 2018-05, Appoint District Counsel (Hopping Green & Sams, PA) for Del Webb Bexley Community Development District.

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99 **TWELFTH ORDER OF BUSINESS** **Consideration of Resolution 2018-06,**  
100 **Designate Location of District's Record of**  
101 **Proceedings**  
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On a Motion by Mr. South, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved Resolution 2018-06 Designate Location of District's Record of Proceedings (Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Del Webb Bexley Community Development District.

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104 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-07,**  
105 **Designating Records Retention Policy**  
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On a Motion by Mr. Baker, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved Resolution 2018-07, Designating Records Retention Policy for Del Webb Bexley Community Development District.

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111 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-08,**  
112 **Designating Regular Meeting Dates, Time**  
113 **and Location**  
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On a Motion by Mr. Stevens, seconded by Ms. Normile, with all in favor, the Board of Supervisors approved Resolution 2018-08, Designating Regular Meeting Dates, Time and Location for the remainder of Fiscal Year 2017-2018 (December 27, 2017, January 24, February 28, March 28, April 25, May 23, June 27, July 25, August 22, and September 26, 2018 at 2:00 p.m. except February 28, April 25, May 23, and June 27, which will be held at 4:30 at the office of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Del Webb Bexley Community Development District.

115 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-09,**  
116 **Public's Opportunity to Be Heard**  
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On a Motion by Mr. Stevens, seconded by Mr. Baker, with all in favor, the Board of Supervisors approved Resolution 2018-09, Public's Opportunity to be Heard for Del Webb Bexley Community Development District.

119 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-10,**  
120 **Proposed Budget for FY 2017/2018 for**  
121 **Submission to County and Set Date, Time,**  
122 **and Place for Public Hearing**  
123  
124

On a Motion by Mr. Piendel, seconded by Mr. Baker, with all in favor, the Board of Supervisors approved Resolution 2018-10, Proposed Budget for FY 2017/2018 for Submission to County and Set Date, Time, and Place for Public Hearing (January 24, 2018 at 2:00 p.m. at the office of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Del Webb Bexley Community Development District.

125 **SEVENTEENTH ORDER OF BUSINESS** **Consideration of 2017/2018 Developer**  
126 **Funding Agreement**  
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On a Motion by Mr. Stevens, seconded by Mr. Baker, with all in favor, the Board of Supervisors approved the 2017/2018 Developer Funding Agreement for Del Webb Bexley Community Development District.

129 **EIGHTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-11,**  
130 **Setting Date, Time, and Place of Public**  
131 **Hearing on Rules of Procedure, and**  
132 **Authorizing Appropriate Notice**  
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On a Motion by Mr. Stevens, seconded by Ms. Normile, with all in favor, the Board of Supervisors approved Resolution 2018-11, Setting Date, Time, and Place of Public Hearing on Rules of Procedure, and Authorizing Appropriate Notice (January 24, 2018 at 2:00 p.m. to be held at the office of Rizzetta and Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Del Webb Bexley Community Development District.

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140 **NINETEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-12, Set Forth Policy Re: Support and Legal Defense for Board Members and District Staff**

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On a Motion by Mr. Piendel, seconded by Mr. Baker, with all in favor, the Board of Supervisors approved Resolution 2018-12, Set Forth Policy Re: Support and Legal Defense for Board Members and District Staff for Del Webb Bexley Community Development District.

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146 **TWENTIETH ORDER OF BUSINESS**

**Consideration of Resolution 2018-21, Adopting Prompt Payment Policy**

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On a Motion by Mr. Baker, seconded by Mr. Piendel, with all in favor, the Board of Supervisors approved Resolution 2018-21, Adopting Prompt Payment Policy for Del Webb Bexley Community Development District.

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150 **TWENTY-FIRST ORDER OF BUSINESS**

**Consideration of Resolution 2018-22, Setting Landowner Election**

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On a Motion by Mr. Stevens, seconded by Mr. Piendel, with all in favor, the Board of Supervisors approved Resolution 2018-22, Setting Landowner Election (January 24, 2018 at 2:00 p.m. to be held at the office of Rizzetta and Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Del Webb Bexley Community Development District.

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154 **TWENTY-SECOND ORDER OF BUSINESS**

**Consideration of Resolution 2018-23, Authorizing Chairman and Vice-Chairman to Execute Plans, Permits and Deeds**

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On a Motion by Mr. Stevens, seconded by Mr. Piendel, with all in favor, the Board of Supervisors approved Resolution 2018-23, Authorizing Chairman and Vice-Chairman to Execute Plans, Permits and Deeds for Del Webb Bexley Community Development District.

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164 **TWENTY-THIRD ORDER OF BUSINESS**      **Consideration of Resolution 2018-13,**  
165 **Authorize Recording of the Notice of**  
166 **Establishment**  
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On a Motion by Mr. Baker, seconded by Mr. Piendel, with all in favor, the Board of Supervisors approved Resolution 2018-13, Authorize Recording of the Notice of Establishment for Del Webb Bexley Community Development District.

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169 **TWENTY-FOURTH ORDER OF BUSINESS**      **Consideration of Resolution 2018-24,**  
170 **Designating Primary Administrative Office**  
171

On a Motion by Mr. South, seconded by Mr. Baker, with all in favor, the Board of Supervisors approved Resolution 2018-24, Designating Primary Administrative Office for Del Webb Bexley Community Development District.

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173 **TWENTY-FIFTH ORDER OF BUSINESS**      **Consideration of Resolution 2018-25,**  
174 **Adopting Alternative Investment**  
175 **Guidelines**  
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On a Motion by Mr. Baker, seconded by Ms. Normile, with all in favor, the Board of Supervisors approved Resolution 2018-25, Adopting Alternative Investment Guidelines for Del Webb Bexley Community Development District.

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178 **TWENTY-SIXTH ORDER OF BUSINESS**      **Consideration of RFQ for District**  
179 **Engineer**  
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On a Motion by Mr. South, seconded by Mr. Piendel, with all in favor, the Board of Supervisors authorized District staff to advertise for an RFQ for District Engineering Services with qualifications due back for the January 24, 2018 meeting for Del Webb Bexley Community Development District.

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182 **TWENTY-SEVENTH ORDER OF BUSINESS**      **Consideration of Retention of Interim**  
183 **Engineer**  
184

On a Motion by Mr. Piendel, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved Clearview Land Design, P.L. as Interim Engineer for the District's Engineering Services for Del Webb Bexley Community Development District.

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190 **TWENTY-EIGHTH ORDER OF BUSINESS**      **Consideration of Resolution 2018-14,**  
191 **Appointing Investment Banker**  
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On a Motion by Mr. Stevens, seconded by Mr. Baker, with all in favor, the Board of Supervisors approved Resolution 2018-14, Appointing Investment Banker (MBS Capital Markets) for Del Webb Bexley Community Development District.

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194 **TWENTY-NINTH ORDER OF BUSINESS**      **Consideration of Resolution 2018-15,**  
195 **Appointing Bond Counsel**  
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On a Motion by Mr. Piendel, seconded by Ms. Normile, with all in favor, the Board of Supervisors approved Resolution 2018-15, Appointing Bond Counsel (Bryant, Miller, Olive) for Del Webb Bexley Community Development District.

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198 **THIRTIETH ORDER OF BUSINESS**      **Consideration of Financing Team Funding**  
199 **Agreement**  
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On a Motion by Mr. Piendel, seconded by Mr. Baker, with all in favor, the Board of Supervisors approved the Financing Team Funding Agreement for Del Webb Bexley Community Development District.

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202 **THIRTY-FIRST ORDER OF BUSINESS**      **Consideration of Estimated Capital**  
203 **Improvement Plan (CIP) Costs**  
204

On a Motion by Mr. Piendel, seconded by Mr. South, with all in favor, the Board of Supervisors approved the Estimated Capital Improvement Plan (CIP) Costs for Del Webb Bexley Community Development District.

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206 **THIRTY-SECOND ORDER OF BUSINESS**      **Consideration of Bond Validation Report**  
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208                    This item was tabled.

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210 **THIRTY-THIRD ORDER OF BUSINESS**      **Consideration of Bond Resolution**  
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212                    This item was tabled.

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214 **THIRTY-FOURTH ORDER OF BUSINESS**      **Consideration of Resolution 2018-16, Set**  
215 **Date, Time and Location and Authorize**  
216 **Publication of Notice of Public Hearing on**  
217 **Uniform Method of Collecting**  
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On a Motion by Mr. Baker, seconded by Mr. Stevens, with all in favor, the Board of Supervisors approved Resolution 2018-16, Set Date, Time and Location and Authorize Publication of Notice of Public Hearing on Uniform Method of Collecting (January 24, 2018 at 2:00 p.m. to be held at the office of Rizzetta and Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544) for Del Webb Bexley Community Development District.

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**THIRTY-FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-17,  
Selection of District Depository**

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On a Motion by Mr. Stevens, seconded by Mr. Baker, with all in favor, the Board of Supervisors approved Resolution 2018-17, Selection of District Depository (SunTrust Bank) for Del Webb Bexley Community Development District.

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**THIRTY-SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-18,  
Approve Disbursement of Funds for  
Expenses**

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On a Motion by Mr. South, seconded by Mr. Piendel, with all in favor, the Board of Supervisors approved Resolution 2018-18, Approve Disbursement of Funds for Expenses for Del Webb Bexley Community Development District.

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**THIRTY-SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-19,  
Authorize Bank Account Signatories**

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On a Motion by Mr. Stevens, seconded by Mr. Piendel, with all in favor, the Board of Supervisors approved Resolution 2018-19, Authorize Bank Account Signatories (Chairman, Vice Chairman, Secretary, Assistant Secretaries and Treasurer) for Del Webb Bexley Community Development District.

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**THIRTY-EIGHTH ORDER OF BUSINESS**

**Consideration of Acquisition Agreement**

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On a Motion by Mr. South, seconded by Mr. Piendel, with all in favor, the Board of Supervisors approved the Acquisition Agreement for Del Webb Bexley Community Development District.

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**THIRTY-NINTH ORDER OF BUSINESS**

**Consideration of Construction Funding  
Agreement**

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On a Motion by Mr. South, seconded by Mr. Baker, with all in favor, the Board of Supervisors approved the Construction Funding Agreement, in substantial form for Del Webb Bexley Community Development District.

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**FORTIETH ORDER OF BUSINESS**

**Consideration of Funding Request**

On a Motion by Mr. Baker, seconded by Mr. South, with all in favor, the Board of Supervisors approved the Funding Agreement for Del Webb Bexley Community Development District.

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**FORTY-FIRST ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report.

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**B. Interim District Engineer**

Mr. Schrader provided a brief update on the status of the project.

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**C. District Manager**

Mr. Huber reminded the Board that the next meeting will be held on December 27, 2017 at 2:00 p.m. at the office of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

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**FORTY-SECOND ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There were no comments.

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**FORTY-THIRD ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Piendel, seconded by Mr. Stevens, with all in favor, the Board adjourned the meeting at 1:30 p.m. for Del Webb Bexley Community Development District.

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Secretary/Assistant Secretary

  
Chairman/ Vice Chairman