



Rizzetta & Company

# **Del Webb Bexley Community Development District**

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## **Board of Supervisors' Meeting August 22, 2018**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

**DEL WEBB BEXLEY**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**AUGUST 22, 2018 at 2:00 p.m.**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544

<b>District Board of Supervisors</b>	Aaron Baker Jessica Robinson Rick Stevens Doug South Brady Lefere	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Angel Montagna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Alysa Willson	Hopping, Green & Sams, P.A.
<b>Interim Engineer</b>	Jordan Schrader	Clearview Land Design, P.I.

**All Cellular phones and pagers must be turned off while in the meeting room.**

**The District Agenda is comprised of five different sections:**

The meeting will begin promptly at **2:00 p.m.** with the first section which is called **Audience Comments**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (813) 933-5571 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

**DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 5844 OLD PACSCO ROAD • SUITE 100 • WESLEY CHAPEL, FL 33544**

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August 14, 2018

Board of Supervisors  
**Del Webb Bexley**  
**Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Del Webb Bexley Community Development District will be held on **Wednesday, August 22, 2018 at 2:00 p.m.** at the office of Rizzetta & Company 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the tentative agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on July 25, 2018.....Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for July 2018.....Tab 2
  - C. Ratification of Series 2018 Requisitions - Under \$100K – None
  - D. Ratification of Series 2018 Requisitions - Over \$100K – None
  - E. Ratification of Change Orders – None
- 4. BUSINESS ITEMS**
  - A. Consideration of Establishment of Audit Committee
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 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) 933-5571.

Sincerely,  
*Angel Montagna*  
Angel Montagna  
District Manager

Cc: Aaron Baker, Chairman  
Alyssa Willson, Hopping, Green & Sams, P.A.

# **Tab 1**

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 regular meeting of the Board of Supervisors of Del Webb Bexley Community Development District was held on **Wednesday, July 25, 2018 at 4:002 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>
Doug South	<b>Board Supervisor, Assistant Secretary</b>
Brady Lefere	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lindsey Eggsware	<b>Associate District Manager, Rizzetta &amp; Company</b>
Alyssa Wilson	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Jessica Robinson	<b>Representative, Newland Real Estate Group</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members present.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on June 27, 2018**

Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on June 27, 2018. There were no changes.

On a Motion by Mr. Baker, seconded by Mr. Lefere, 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 Del Webb Bexley Community Development District.

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

Ms. Montagna presented the Operation and Maintenance Expenditures for June 2018. There were no questions.

On a Motion by Mr. South, seconded by Mr. Baker, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for June 2018 (\$9,322.50) for Del Webb Bexley Community Development District.

**FIFTH ORDER OF BUSINESS** **Ratification of Series 2018 Requisitions – Under \$100K – Supp 12 and 13**

Ms. Montagna presented the Series 2018 Requisitions - Under \$100K – Supp 12 and 13.

REQUISITION NO.	PAYEE	AMOUNT
SUPP 12	Ferguson Waterworks	\$54,181.50
SUPP 13	Hopping Green & Sams	\$96.00

On a Motion by Mr. Baker, seconded by Mr. Lefere, with all in favor, the Board of Supervisors ratified the Series 2018 Requisitions – Over \$100K Supp 12 and 13 for Del Webb Bexley Community Development District.

**SIXTH ORDER OF BUSINESS** **Ratification of Series 2018 Requisitions – Over \$100K – Supp 14**

Ms. Montagna presented the Series 2018 Requisitions – Over 100K – Supp 14.

REQUISITION NO.	PAYEE	AMOUNT
SUPP 14	RIPA & Associates, LLC	\$432,203.38

On a Motion by Mr. South, seconded by Mr. Lefere, with all in favor, the Board of Supervisors ratified the Series 2018 Requisitions – Over \$100K Supp 14 for Del Webb Bexley Community Development District.

**SEVENTH ORDER OF BUSINESS** **Ratification of Change Orders**

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

**EIGHTH ORDER OF BUSINESS** **Consideration of a Board Supervisor Replacement**

72 Ms. Montagna asked the Board if they had any nominations for the vacant seat on the  
73 Board. The Board appointed Jessica Robinson for vacant seat #4 on the Board.  
74

On a Motion by Mr. Lefere, seconded by Mr. South, with all in favor, the Board of Supervisors appointed Jessica Robinson to vacant seat #4 on the Board of Supervisors for Del Webb Bexley Community Development District.

75 Ms. Robinson declined compensation for meeting attendance.  
76

77  
78 **NINTH ORDER OF BUSINESS**

**Administer Oath of Office to Newly  
Appointed Supervisor**

79  
80  
81 Ms. Montagna, a notary public in the State of Florida, administered the oath of office to Ms.  
82 Robinson. Ms. Robinson swore and affirmed the oath and executed the oath of office.  
83

84 **TENTH ORDER OF BUSINESS**

**Review of Sunshine Law**

85  
86 Ms. Montagna gave Ms. Robinson the new Board Supervisor package. Ms. Willson  
87 reviewed the Form 1 and the Sunshine Law for Ms. Robinson.  
88

89 **ELEVENTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2018/2019  
Final Budget**

90  
91 Ms. Montagna asked for a motion to open the public hearing.  
92  
93

On a Motion by Mr. South, seconded by Mr. Lefere, 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 Del Webb Bexley Community Development District.

94  
95 Ms. Montagna stated that the public hearing had been duly noticed in a paper of local  
96 circulation. She presented the budget and reviewed the line items of the budget. Discussion ensued.  
97

98 Ms. Montagna stated that there no members of the general public present.  
99

100 Ms. Montagna asked for a motion to close the public hearing.  
101

On a Motion by Mr. Lefere, 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 Final Budget for Del Webb Bexley Community Development District.

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103 **TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-38,  
Adopting Fiscal Year 2018/2019 Final  
Budget**

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107 Ms. Montagna presented and reviewed Resolution 2018-38, Adopting Fiscal Year  
108 2018/2019 Final Budget.  
109

On a Motion by Mr. Lefere, seconded by Mr. South, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2018-38, Adopting Fiscal Year 2018/2019 Final Budget (\$212,825.00) for Del Webb Bexley Community Development District.

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111 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Pulte Funding Agreement**  
112 **for Fiscal Year 2018/2019**

113  
114 Ms. Willson presented and reviewed the Pulte Funding Agreement for Fiscal Year  
115 2018/2019.  
116

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

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118 **FOURTEENTH ORDER OF BUSINESS** **Consideration of NNP-Bexley, LLC**  
119 **Funding Agreement for Fiscal Year**  
120 **2018/2019**

121  
122 Ms. Willson presented and reviewed the NNP-Bexley, LLC Funding Agreement for Fiscal  
123 Year 2018/2019.  
124

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

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126 **FIFTEENTH ORDER OF BUSINESS** **Consideration of First Amendment to**  
127 **NNP-Bexley, LLC Budget Funding**  
128 **Agreement**

129  
130 Ms. Willson stated that this had been previously approved.

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132 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2018-39,**  
133 **Setting the Meeting Schedule for Fiscal**  
134 **Year 2018/2019**

135  
136 Ms. Montagna presented and reviewed Resolution 2018-39, Setting the Meeting Schedule  
137 for Fiscal Year 2018/2019.  
138  
139



On a Motion by Mr. Lefere, seconded by Mr. Baker, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2018-39, Setting the Meeting Schedule for Fiscal Year 2018/2019 as presented for Del Webb Bexley Community Development District.

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**SEVENTEENTH ORDER OF BUSINESS**                      **Staff Reports**

**A. District Counsel**

No report.

**B. District Engineer**

Not present.

**C. District Manager**

Ms. Montagna reminded the Board that the next meeting will be held on August 22, 2018 at 2:00 p.m.

**EIGHTEENTH ORDER OF BUSINESS**                      **Supervisor Requests**

Ms. Montagna asked if there were any Supervisor Requests. There were none.

**NINETEENTH ORDER OF BUSINESS**                      **Adjournment**

Ms. Montagna stated that if there was no further business to come before the Board than a motion to adjourn would be in order.

On a Motion by Mr. Lefere, seconded by Mr. Baker, with all in favor, the Board adjourned the meeting at 4:14 p.m. for Del Webb Bexley Community Development District.

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

\_\_\_\_\_  
Chairman/ Vice Chairman

## **Tab 2**

**DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

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DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

**Operation and Maintenance Expenditures  
July 2018  
For Board Approval**

No Operations and Maintenance Expenses were paid from July 1, 2018 through July 31, 2018. Therefore, there are no new items to present at this time.

Approval of Expenditures:

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\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

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