



Rizzetta & Company

Del Webb Bexley Community Development District

Board of Supervisors' Meeting March 20, 2024

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

www.delwebbbexleycdd.org

**DEL WEBB BEXLEY
COMMUNITY DEVELOPMENT DISTRICT**

Del Webb Bexley Clubhouse
19265 Del Webb Bexley Boulevard, Land O' Lakes, FL 34638

Board of Supervisors	George McDermott Dennis Bauld Thomas Eurell Mario Delgado Gerry Fezzuoglio	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Jillian Minichino	Rizzetta & Company, Inc.
District Counsel	Alyssa Willson	Kutak Rock
District Engineer	Jordan Schrader	Clearview Land Design

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) 933-5571. 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.

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Riverview FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
WWW.DELWEBBBEXLEYCDD.ORG

March 11, 2024

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, March 20, 2024, at 1:00 p.m.**, at the Del Webb Bexley Clubhouse located at 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A. Discussion Regarding District Debt Service Fund
 - B. Consideration of Resolution 2024-04, Starting General Election Process Tab 1
 - C. Consideration of Resolution 2024-05, Designating Date, Time and Location for the Landowner Election..... Tab 2
 - D. Discussion Regarding Signage for Ponds
 - E. Consideration of Proposals for Reserve Study..... Tab 3
 - F. Discussion Regarding Fiscal Year 2024/2025 Budget Tab 4
 - G. Discussion Regarding Remediation of District Property Used By Pulte During Construction.....Tab 5
- 4. STAFF REPORTS**
 - A. Aquatics ReportTab 6
 - B. District Counsel
 - C. District Engineer
 1. Consideration of Proposals for SWFWMD Inspections.....Tab 7
 - D. District Manager
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on January 17, 2024.....Tab 8
 - B. Ratification of Operation & Maintenance Expenditures for December 2023 and January 2024Tab 9
- 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,
Jillian Minichino
Jillian Minichino
District Manager

Tab 1

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Del Webb Bexley Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Pasco County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Maria Delgado, and Seat 4, currently held by George McDermott, are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of March, 2024.

**DEL WEBB BEXLEY COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Del Webb Bexley Community Development District ("District") will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 14236 6th Street, Suite 200, Dade City, Florida 33526; Ph: (352) 521-4302. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Del Webb Bexley Community Development District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

Publish on or before _____, 2024.

Tab 2

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Del Webb Bexley Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Thomas Eurell	2026
2	Dennis Bauld	2026
3	Mario Delgado	2024
4	George McDermott	2024
5	Gerry Fezzuoglio	2024

This year, Seat 5, currently held by Gerry Fezzuoglio, is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election and shall be for a four year period. Seat 3, currently held by Maria Delgado, and Seat 4, currently held by George McDermott, are subject to a General Election process to be conducted by the Pasco County Supervisor of Elections, which General Election process shall be addressed by a separate resolution.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on **November __, 2024, at __: __.m.**, and located at Del Webb Bexley Clubhouse, 19265 Del Webb Boulevard, Land O' Lakes, Florida 34638.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting

and election have been announced by the Board at its March 20, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Rizzetta & Company, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida 33544.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 20TH DAY OF MARCH, 2024.

**DEL WEBB BEXLEY COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Del Webb Bexley Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 428.934 acres, generally located north of Tower Road, east of the Suncoast Parkway (State Road 589), south of State Road 52 and west of US 41, in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 11, 2024
TIME: 7:00 p.m.
PLACE: Del Webb Bexley Clubhouse
19265 Del Webb Boulevard
Land O' Lakes, Florida 34638

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida 33544, Ph: (813) 933-5571 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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), for aid in contacting the District Manager's Office.

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

Jillian Minichino
District Manager
Run Date(s): 11/11/2024 & 11/12/2024, 2024

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, November _____, 2024

TIME: _____:_____.M.

LOCATION: **Del Webb Bexley Clubhouse
19265 Del Webb Boulevard
Land O' Lakes, Florida 34638**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 11, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Del Webb Bexley Community Development District to be held at Del Webb Bexley Clubhouse, 19265 Del Webb Boulevard, Land O' Lakes, Florida 34638, on November 11, 2024, at _____:_____.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 14, 2024

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Del Webb Bexley Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
5		

Date: _____

Signed: _____

Printed Name: _____

Tab 3



March 5, 2024

Del Webb Bexley CDD
c/o Rizzetta and Company
5844 Old Pasco Rd, Suite 100
Wesley Chapel, FL 33544

RE: Full Service Reserve Study with Site Inspection
Del Webb Bexley CDD
19265 Del Webb Blvd
Land O Lakes, FL 34638

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a full reserve study with site inspection and recommendations for Del Webb Bexley CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Del Webb Bexley CDD commenced operations in 10/2017. The community started home construction soon after and construction has been gradual up to current times. The community is comprised of single family homes. There will be 850 owners at build-out. The CDD consists of 428.93 acres and is located in Land O Lakes, Pasco County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items be included in the report:

- **Stormwater Drainage**
- **Retention Ponds**
- **Entry Monuments**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



Scope of Service

Our scope of service for a full service reserve study with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at www.reservestudyfl.com and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

Heritage Harbour South CDD, Bradenton, Florida

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

Venetian CDD, Venice, FL

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

Riverwood CDD, Port Charlotte, FL

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, reclaimed water system, sewer system (and plant), and stormwater drainage.

Two Creeks CDD, Middleburg, FL

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.



Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

Full Service Reserve Study with Site Inspection (Level-1) \$2,600

The fee schedules for **reserve study updates** are as follows. NOTE: Agreeing to the initial reserve study **does not** lock you in to any future update. All future updates come when directed by you. Prices are good for 3 years.

Reserve Study Update with Site Inspection (Level-2) \$2,100

Reserve Study Update without Site Inspection (Level-3) \$1,100

We will provide you with electronic copies of the report of your choice. Payment will be due at the first submission of the report. The report will be completed within eight weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi
Florida General Contractor #CGC-019465
State-Certified General Appraiser RZ110

Steven Swartz, RS
Reserve Specialist Designation No. 214
State-Certified General Appraiser RZ3479

Accepted by Signature:

Date

Accepted by Printed Name:

Tab 4

	Chart of Accounts Classification	Actual YTD through 01/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2024/2025	Comments	Actual YTD 21/22	Actual YTD 22/23
1										
2	REVENUES									
3										
4	Interest Earnings									
5	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
6	Special Assessments									
7	Tax Roll	\$ 251,329	\$ 251,329	\$ 250,233	\$ 1,096	\$ 315,377	\$ 65,144		\$ 185,990	\$ 213,672
8	Other Miscellaneous Revenues									
9	Miscellaneous Revenues	\$ -	\$ 4,500	\$ -	\$ 4,500	\$ -	\$ -		\$ 26,875	\$ 20,625
10										
11	TOTAL REVENUES	\$ 251,329	\$ 255,829	\$ 250,233	\$ 5,596	\$ 315,377	\$ 65,144		\$ 212,865	\$ 234,297
12										
13	EXPENDITURES - ADMINISTRATIVE									
14										
15	Legislative									
16	Supervisor Fees	\$ 1,800	\$ 5,400	\$ 12,000	\$ 6,600	\$ 12,000	\$ -	5 BOS @ 12 mtgs annually		\$ 200
17	Financial & Administrative									
18	Administrative Services	\$ 1,678	\$ 5,034	\$ 5,034	\$ -	\$ 5,034	\$ -		\$ 4,794	\$ 4,794
19	District Management	\$ 7,426	\$ 22,278	\$ 22,277	\$ (1)	\$ 22,277	\$ -		\$ 21,215	\$ 21,216
20	District Engineer	\$ 820	\$ 2,460	\$ 10,000	\$ 7,540	\$ 15,000	\$ 5,000	New DE, BOI	\$ 11,390	\$ 3,465
21	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -		\$ 5,000	\$ 5,200
22	Trustees Fees	\$ 3,704	\$ 11,112	\$ 5,000	\$ (6,112)	\$ 5,000	\$ -		\$ 4,041	\$ 4,377
23	Financial & Revenue Collections	\$ 1,324	\$ 3,972	\$ 3,973	\$ 1	\$ 3,973	\$ -		\$ 3,784	\$ 3,934
24	Assessment Roll	\$ 5,462	\$ 5,462	\$ 5,462	\$ -	\$ 5,462	\$ -		\$ 5,202	\$ 5,202
25	Accounting Services	\$ 6,640	\$ 19,920	\$ 19,921	\$ 1	\$ 19,921	\$ -		\$ 18,972	\$ 18,972
26	Auditing Services	\$ -	\$ -	\$ 3,800	\$ 3,800	\$ 3,800	\$ -		\$ 3,575	\$ -
27	Arbitrage Rebate Calculation	\$ 450	\$ 750	\$ 750	\$ -	\$ 750	\$ -		\$ 450	\$ 450
28	Public Officials Liability Insurance	\$ 2,842	\$ 2,542	\$ 2,860	\$ 318	\$ 3,146	\$ 286	Per EGIS projected 10% increase	\$ 2,542	\$ 2,733
29	Legal Advertising	\$ 447	\$ 974	\$ 1,500	\$ 527	\$ 1,500	\$ -		\$ 1,171	\$ 3,175
30	Miscellaneous Mailings	\$ -	\$ -	\$ 100	\$ 100	\$ 1,050	\$ 950	Mailed assessments to residents of increase	\$ 123	\$ 1,027
31	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 325	\$ 150	\$ 325	\$ -	Pasco Co. Property Appraiser fees	\$ 825	\$ 175
32	Website Hosting, Maintenance, Backup (and Email)	\$ 400	\$ 1,050	\$ 1,200	\$ 150	\$ 1,200	\$ -	Per contract RTS contract	\$ 1,200	\$ 1,200
33	ADA Website Compliance	\$ 330	\$ 990	\$ 990	\$ -	\$ 990	\$ -	Per contract w/Vglobal	\$ 990	\$ 1,073
34	Legal Counsel	\$ -								
35	District Counsel	\$ 4,823	\$ 14,469	\$ 17,000	\$ 2,531	\$ 17,000	\$ -		\$ 10,450	\$ 7,718
36										
37	Administrative Subtotal	\$ 43,321	\$ 101,588	\$ 117,192	\$ 15,605	\$ 123,428	\$ 6,236		\$ 95,724	\$ 84,911
38										
39	EXPENDITURES - FIELD OPERATIONS									
40										
41	Stormwater Control									
42	Fountain Maintenance	\$ 595	\$ 1,380	\$ 3,000	\$ 1,620	\$ 3,000	\$ -		\$ 2,365	\$ 1,840
43	Midge Fly Treatment	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 20,000	\$ 5,000	Future treatments		
44	Aquatic Maintenance	\$ 15,081	\$ 45,243	\$ 44,195	\$ (1,048)	\$ 46,000	\$ 1,805	Advanced Aquatics - \$3.615/month (increase by 4%, but not in agreement)	\$ 36,734	\$ 54,640
45	Other Physical Environment									
46	General Liability Insurance	\$ 3,475	\$ 3,475	\$ 4,176	\$ 701	\$ 4,779	\$ 603	Per EGIS projected 10% increase	\$ 3,108	\$ 3,341
47	Property Insurance	\$ -	\$ -	\$ -	\$					

Del Webb Bexley Community Development District

Debt Service

Fiscal Year 2024/2025

Chart of Accounts Classification	Series 2018	Budget for 2024/2025
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$689,724.00	\$689,724.00
TOTAL REVENUES	\$689,724.00	\$689,724.00
EXPENDITURES		
Administrative		
Debt Service Obligation	\$689,724.00	\$689,724.00
Administrative Subtotal	\$689,724.00	\$689,724.00
TOTAL EXPENDITURES	\$689,724.00	\$689,724.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

County Collection Costs (2%) and Early payment Discounts (4%)

6.0%

GROSS ASSESSMENTS

\$733,125.00

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) for Pasco County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

2024/2025 O&M Budget:		\$315,377.00	2023/2024 O&M Budget:		\$250,233.25
Collection Cost Discount:	2%	\$6,710.15	2024/2025 O&M Budget:		\$315,377.00
Early Payment Discount:	4%	\$13,420.30			
2024/2025 Total:		<u>\$335,507.45</u>	Total Difference		<u>\$65,143.75</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparision		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Single Family 40'	Series 2018 Debt Service	\$680.00	\$680.00	\$0.00	0.00%
	Operations/Maintenance	\$313.18	\$394.71	\$81.53	26.03%
	Total	\$993.18	\$1,074.71	\$81.53	8.21%
Single Family 50'	Series 2018 Debt Service	\$850.00	\$850.00	\$0.00	0.00%
	Operations/Maintenance	\$313.18	\$394.71	\$81.53	26.03%
	Total	\$1,163.18	\$1,244.71	\$81.53	7.01%
Single Family 65'	Series 2018 Debt Service	\$1,105.00	\$1,105.00	\$0.00	0.00%
	Operations/Maintenance	\$313.18	\$394.71	\$81.53	26.03%
	Total	\$1,418.18	\$1,499.71	\$81.53	5.75%

<p align="center">DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT</p> <p align="center">FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE</p>									
---	--	--	--	--	--	--	--	--	--

	TOTAL O&M BUDGET		\$315,377.00
	COLLECTION COSTS @	2%	\$6,710.15
	EARLY PAYMENT DISCOUNTS @	4%	\$13,420.30
	TOTAL O&M ASSESSMENT		<u>\$335,507.45</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2018 ⁽¹⁾ DEBT SERVICE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2018 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Single Family 40'	231	230	1.00	231.00	27.18%	\$91,179.08	\$394.71	\$680.00	\$1,074.71
Single Family 50'	413	412	1.00	413.00	48.59%	\$163,017.15	\$394.71	\$850.00	\$1,244.71
Single Family 65'	206	205	1.00	206.00	24.24%	\$81,311.22	\$394.71	\$1,105.00	\$1,499.71
Total Community	850	847		850.00	100.00%	\$335,507.45			

LESS Pasco County Collection Costs (2%) and Early Payment Discounts (4%): **(\$20,130.45)**

Net Revenue to be Collected:	\$315,377.00
-------------------------------------	---------------------

⁽¹⁾ Reflects the number of total lots with Series 2018 debt outstanding.

⁽²⁾ **Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, Pasco County collection costs (2%) and early payment discount of up to 4% if paid early.**

⁽³⁾ Annual assessment that will appear on November 2024 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Tab 5

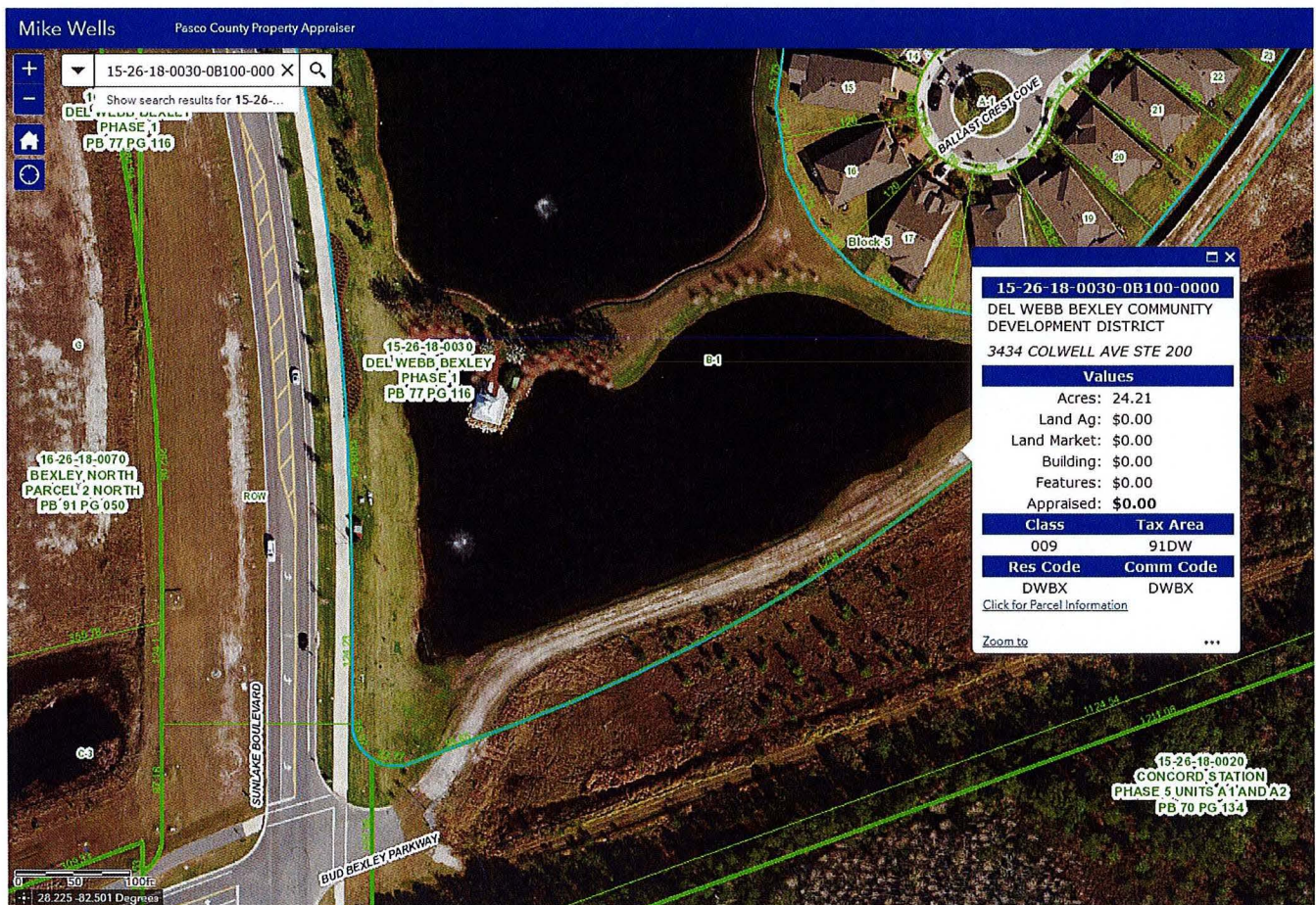
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Jillian:

Please share with fellow Board of Supervisors:

- There is another issue I want to put on the agenda. A discussion of the remediation of CDD property used by Pulte during their construction phase. Specifically the road on this plot: <https://maps.pascopa.com/?find=15-26-18-0030-0B100-0000>
- I would like to have our legal counsel consulted as to Pulte's responsibility now that construction is nearly complete.











On Tue, Mar 5, 2024 at 7:37 AM Dawn Valley <dvalley@rizzetta.com> wrote:

Please see the attached digital tentative agenda for the upcoming meeting of the Board of Supervisors of Del Webb Bexley Community Development District to be held on **Wednesday, March 20, 2024, at 1:00 p.m.** at the Del Webb Bexley Clubhouse, located at 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638.

In order to verify a quorum, please confirm your attendance at this meeting by responding to the sending party only.

In an effort to maintain compliance with the Florida Sunshine Law, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the District Office at (813) 933-5571.

PLEASE NOTE NEW CALL-IN INFORMATION BELOW:

Tab 6



Del Webb Bexley Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Baseline Report:

January and February 2024

Prepared for:

Del Webb Bexley
Community Development District

Prepared by:

Savannah Berger - Aquatic Consultant & Biologist
Doug Agnew, Senior Environmental Consultant

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lakes@advancedaquatic.com

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Site Assessments

Pond 1

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



Pond 2

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.

We will be performing strategic Sonar applications from March-May to target Slender Spikerush (*Eleocharis baldwinii*). Sonar is a highly effective systemic aquatic herbicide that will disperse throughout the entire water column of the pond.



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Site Assessments

Pond 3

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.

We will be performing strategic Sonar applications from March-May to target Slender Spikerush (*Eleocharis baldwinii*). Sonar is a highly effective systemic aquatic herbicide that will disperse throughout the entire water column of the pond.



Pond 4

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 5

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.

We will be performing strategic Sonar applications from March-May to target Slender Spikerush (*Eleocharis baldwinii*). Sonar is a highly effective systemic aquatic herbicide that will disperse throughout the entire water column of the pond.



Pond 6

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 7

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



Pond 8

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.

Please note in photos some minor erosion occurring near the control structure.



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Site Assessments

Pond 9

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February. Small patches of a native aquatic plant species noted.

We will be performing strategic Sonar applications from March-May to target Slender Spikerush (*Eleocharis baldwinii*). Sonar is a highly effective systemic aquatic herbicide that will disperse throughout the entire water column of the pond.



Pond 10

Comments:

Site Looks Good

Lower pond water level.

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 11

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



Pond 12

Comments:

Normal Growth Observed

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 13

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



Pond 14

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 15

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



Pond 16

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 17

Comments:

Site Looks Good

Moderate amounts of algae requiring multiple applications in January & February. Trace amount of Torpedograss observed and treated. We will be performing strategic Sonar applications from March-May to target Slender Spikerush (*Eleocharis baldwinii*). Sonar is a highly effective systemic aquatic herbicide that will disperse throughout the entire water column of the pond.



Pond 18

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 19

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.

We will be performing strategic Sonar applications from March-May to target Slender Spikerush (*Eleocharis baldwinii*). Sonar is a highly effective systemic aquatic herbicide that will disperse throughout the entire water column of the pond.



Pond 20

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 21

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.

Slightly turbid water clarity throughout the water column of the pond.



Pond 22

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.

Boat applications also occur to treat the pond shoreline inaccessible by ATV.



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Site Assessments

Pond 23

Comments:

Normal Growth Observed

Trace amounts of algae and Torpedograss observed and treated in January & February.

Boat applications also occur to treat the pond shoreline inaccessible by ATV.



Pond 24

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 25

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.

Boat applications also occur to treat the pond shoreline inaccessible by ATV.



Pond 26

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 27

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.

We utilize a boat to treat the pond shoreline that's bordering the wetland conservation area.



Pond 28

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.

We will be performing strategic Sonar applications from March-May to target Slender Spikerush (*Eleocharis baldwinii*). Sonar is a highly effective systemic aquatic herbicide that will disperse throughout the entire water column of the pond.



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Management Summary

The Advanced Aquatic Tampa Bay Team working at Del Webb Bexley CDD includes--

John Eberhart- Operations Director- Cell #-561-271-3593 Email- John@advancedaquatic.com

Steven Roehm- Service Manager- Cell#-727-482-4019 Email- Steve@advancedaquatic.com

David Costa- Asst. Service Manager & Aquatic Tech- Cell#- 727-470-5886

Email-David@advancedaquatic.com

Mike Carr- Aquatic Tech- Cell#- 727-250-9884 - Email- MCarr@advancedaquatic.com

Savannah Berger- Aquatic Consultant & Biologist- Cell#- 239-707-5836

Email-savannah@advancedaquatic.com

Doug Agnew- Senior Environmental Consultant & Certified Stormwater Inspector- Cell-727-418-8727

Email- Doug@advancedaquatic.com

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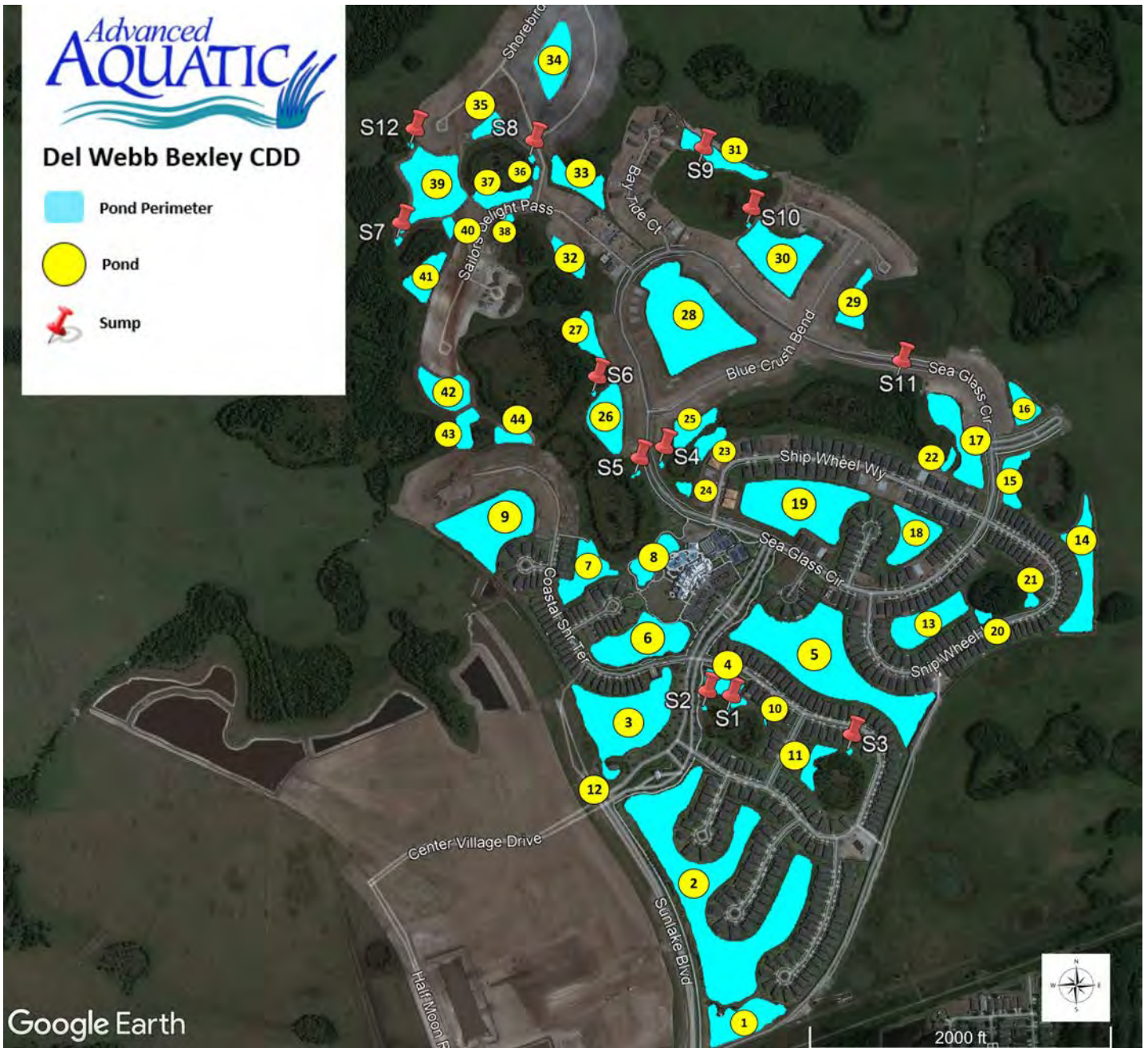
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Map



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Del Webb Bexley Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Baseline Report:

January and February 2024

Prepared for:

Del Webb Bexley
Community Development District

Prepared by:

Savannah Berger - Aquatic Consultant & Biologist
Doug Agnew, Senior Environmental Consultant

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Site Assessments

Pond 29

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



Pond 30

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 31

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



Pond 32

Comments:

Normal Growth Observed

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 33

Comments:

Site Looks Good

Trace amounts of algae, Dollarweed, and Torpedograss observed and treated in January & February.



Pond 34

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.

We will be performing strategic Sonar applications from March-May to target Slender Spikerush (*Eleocharis baldwinii*). Sonar is a highly effective systemic aquatic herbicide that will disperse throughout the entire water column of the pond.



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Site Assessments

Pond 35

Comments:

Normal Growth Observed

Moderate amount of algae and trace amount of Torpedograss observed and treated in January & February.



Pond 36

Comments:

Normal Growth Observed

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 37

Comments:

Normal Growth Observed

Low pond water level.

Moderate amount of algae and trace amount of Torpedograss observed and treated in January & February.

We also apply treatments on exposed pond shoreline areas with an EPA approved pre-emergent aquatic herbicide.



Pond 38

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated.



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Site Assessments

Pond 39

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



Pond 40

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.

We utilize a boat to perform applications in this pond so that we can treat the pond shoreline bordering the wetland conservation area.



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Site Assessments

Pond 41

Comments:

Site Looks Good

Trace amounts of algae, Duckweed (Lemna minor) and Torpedograss observed and treated in January & February.



Pond 42

Comments:

Site Looks Good

Trace amounts of algae, Duckweed (Lemna minor) and Torpedograss observed and treated in January & February.



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Site Assessments

Pond 43

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



Pond 44

Comments:

Normal Growth Observed

Trace amounts of algae and Torpedograss observed and treated in January & February.



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Site Assessments

Sump 1

Comments:

Site Looks Good

Trace amounts of planktonic algae and Torpedograss observed and treated in January & February.



Sump 2

Comments:

Site Looks Good

Trace amounts of algae and Torpedograss observed and treated in January & February.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Site Assessments

Sump 3

Comments:

Site Looks Good

Trace amounts of algae and
Torpedograss observed and treated in
January & February.



Sump 4

Comments:

Site Looks Good

Trace amounts of algae and
Torpedograss observed and treated in
January & February.



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lakes@advancedaquatic.com

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1-800-491-9621



Site Assessments

Sump 5

Comments:

Site Looks Good

Trace amounts of algae and
Torpedograss observed and treated in
January & February.



Sump 6

Comments:

Normal Growth Observed

Moderate amounts of algae and
Torpedograss observed and treated in
January & February.



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lakes@advancedaquatic.com

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1-800-491-9621



Site Assessments

Sump 7

Comments:

Site Looks Good

Trace amounts of algae and
Torpedograss observed and treated in
January & February.



Sump 8

Comments:

Site Looks Good

Trace amounts of algae and
Torpedograss observed and treated in
January & February.



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lakes@advancedaquatic.com

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1-800-491-9621



Site Assessments

Sump 9

Comments:

Treatment In Progress

Significant amounts of algae and
Torpedograss observed and treated in
January & February.



Sump 10

Comments:

Normal Growth Observed

Trace amounts of algae and
Torpedograss observed and treated in
January & February.



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lakes@advancedaquatic.com

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1-800-491-9621



Site Assessments

Sump 11

Comments:

Site Looks Good

Trace amounts of algae and
Torpedograss observed and treated in
January & February.



Sump 12

Comments:

Site Looks Good

Trace amounts of algae and
Torpedograss observed and treated in
January & February.



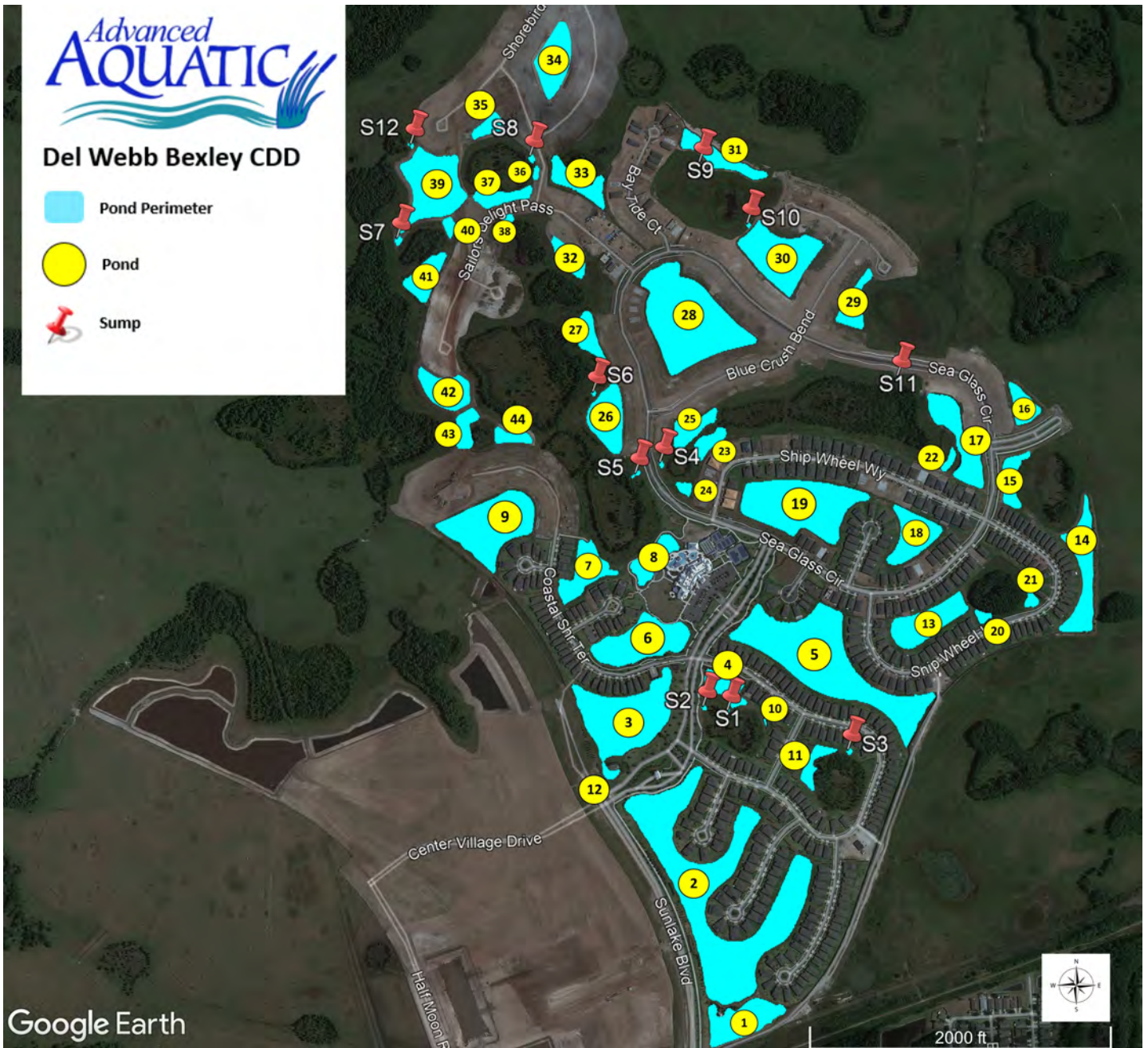
www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Map



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621

Tab 7

March 6, 2024

Del Webb Bexley CDD
Jillian Minichino, District Manager
JMinichino@rizzetta.com
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

**RE: Proposal – Engineering Services
Del Webb Bexley CDD – Consolidation of SWFWMD Statement of Inspections**

Project Description

Del Webb Bexley CDD has 5 SWFWMD Environmental Resource Permits (13740.015, 13740.016, 13740.017, 13740.034, 13740.038) that require recertification on a periodic basis but are on different schedules. It was discussed to consider re-certifying all the permits at once to consolidate the inspection, re-certification, and any potential maintenance work needed to comply. The following scope of services details the civil engineering efforts for this effort.

SCOPE OF SERVICES

TASK 1 – SWFWMD Statement of Inspection

Under this phase of the project Brletic Dvorak, Inc. will complete the following tasks:

Perform a site visit to visually inspect the stormwater management systems for SWFWMD ERP compliance for five (5) Del Webb Bexley CDD controlled permits, provide a brief report summarizing the inspection along with the signed and sealed recertification form, and file a report and related documents to the Statement of Inspection to SWFWMD. Note, this task does not include providing construction plans or scopes of work related to noncompliance items found during the inspections.

Exclusions

- Comprehensive Reporting regarding items not required by SWFWMD recertification standards
- Construction plans or maintenance scope of work related to noncompliance items found
- Coordination or scheduling of construction work
- Geotechnical Services
- Attendance of any Site Visits other than stated above
- Applying for or securing permits
- Services provided in conjunction with easements, waivers, variances or denials, O&E reports

- Establishing field locations of tree barricades, limits of clearing, limits of construction and locations of erosion control devices or the installation of these items
- Inspecting, monitoring, or accepting the contractor's daily traffic control plan or activities including placement of warning signs and barricades, temporary striping, use of flagmen or other items related to the safety of the traveling public
- Construction Stakeout
- Permit Fees
- Any services not specifically listed in the scope (i.e. geotechnical, architectural, etc.)
- This proposal assumes work will be completed in one phase
- Additional or revised fees not addressed in the scope (i.e. additional fees for permits addressed in the scope and or new fees associated with additional permits or review fees)
- Reproduction of materials for distribution

To Be Provided by the Owner

- Site Access
- Any Historical Plans and Surveys for the Site
- Permit Fees
- Signatures on Permit Applications or Agent Authorization Form

COMPENSATION

Compensation for these services is shown below (typical direct expenses included).

TASKS	SERVICES FEE
TASK 1 – SWFWMD Statement of Inspection	\$8,000
Grand Total	\$8,000

Again, thank you for this opportunity.

Sincerely,



Stephen Brletic, P.E.
Project Manager

March 6, 2024

Del Webb Bexley CDD
Jillian Minichino, District Manager
JMinichino@rizzetta.com
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

**RE: Proposal – Engineering Services
Del Webb Bexley CDD – SWFWMD Statement of Inspections – ERP 13740.015**

Project Description

Del Webb Bexley CDD has a SWFWMD Environmental Resource Permits (13740.015) past due that requires recertification. The following scope of services details the civil engineering efforts for this effort.

SCOPE OF SERVICES

TASK 1 – SWFWMD Statement of Inspection

Under this phase of the project Brletic Dvorak, Inc. will complete the following tasks:

Perform a site visit to visually inspect the stormwater management systems for SWFWMD ERP compliance for ERP no. 13740.015, provide a brief report summarizing the inspection along with the signed and sealed recertification form, and file a report and related documents to the Statement of Inspection to SWFWMD. Note, this task does not include providing construction plans or scopes of work related to noncompliance items found during the inspections.

Exclusions

- Comprehensive Reporting regarding items not required by SWFWMD recertification standards
- Construction plans or maintenance scope of work related to noncompliance items found
- Coordination or scheduling of construction work
- Geotechnical Services
- Attendance of any Site Visits other than stated above
- Applying for or securing permits
- Services provided in conjunction with easements, waivers, variances or denials, O&E reports
- Establishing field locations of tree barricades, limits of clearing, limits of construction and locations of erosion control devices or the installation of these items

- Inspecting, monitoring, or accepting the contractor's daily traffic control plan or activities including placement of warning signs and barricades, temporary striping, use of flagmen or other items related to the safety of the traveling public
- Construction Stakeout
- Permit Fees
- Any services not specifically listed in the scope (i.e. geotechnical, architectural, etc.)
- This proposal assumes work will be completed in one phase
- Additional or revised fees not addressed in the scope (i.e. additional fees for permits addressed in the scope and or new fees associated with additional permits or review fees)
- Reproduction of materials for distribution

To Be Provided by the Owner

- Site Access
- Any Historical Plans and Surveys for the Site
- Permit Fees
- Signatures on Permit Applications or Agent Authorization Form

COMPENSATION

Compensation for these services is shown below (typical direct expenses included).

TASKS	SERVICES FEE
TASK 1 – SWFWMD Statement of Inspection	\$1,410
Grand Total	\$1,410

Again, thank you for this opportunity.

Sincerely,



Stephen Brletic, P.E.
Project Manager

Tab 8

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, January 17, 2024, at 1:01 p.m., at the Del Webb Bexley Clubhouse, located at 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638.

Present and constituting a quorum were:

George McDermott	Board Supervisor, Chairman
Dennis Bauld	Board Supervisor, Vice Chairman
Mario Delgado	Board Supervisor, Asst. Secretary

Also present were:

Jillian Minichino	District Manager, Rizzetta & Co., Inc.
Stephen Brletic	District Engineer, Clearview Land Design
Alyssa Willson	District Counsel, Kutak Rock <i>(via Conference call)</i>
Doug Agnew	Representative, Advanced Aquatics
Audience	None

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 comments put forward at this time.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2024-03,
Amending Fiscal Year 2023/2024
Meeting Schedule**

Ms. Minichino presented Resolution 2024-03, noting that the Board would like to change the meetings for the remainder of fiscal year 2023/2024 as follows: Meetings to be held on March 20, 2024, May 15, 2024, July 17, 2024, and September 18, 2024, at 1:00 p.m. at the Del Webb Bexley Clubhouse, located at 19265 Del Webb Boulevard, Land O' Lakes, Florida 34638.

On a motion from Mr. Delgado, seconded by Mr. McDermott, the Board unanimously approved Resolution 2024-03, amending the fiscal year 2023/2024 meeting schedule, as discussed, for the Del Webb Bexley CDD.

FOURTH ORDER OF BUSINESS

Discussion Regarding Aquatics Management

Mr. Agnew spoke regarding the services being provided as part of the transition from Solitude, the timing of when monthly reports will commence, and technician scheduling of site visits with individual Board members. A request was made for an updated map with a north orientation. Mr. Agnew stated that he would put on a large foam board for meetings.

FIFTH ORDER OF BUSINESS

Ratification of Audit for Fiscal Year Ending 9/30/22

Ms. Minichino noted that the audit completed by Berger, Toombs, Elam, Gaines and Frank was a clean audit with no findings.

Discussion was held regarding the possibility of having a crash course on bonds and possible investment options. The Board indicated that it would like Ms. Connell to call in to meetings to discuss bond items.

On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board ratified the acceptance and filing of the fiscal year financial audit ending on 9/30/22, for the Del Webb Bexley CDD.

SIXTH ORDER OF BUSINESS

Ratification of Agreement for Professional District Engineering Services

Ms. Wilson reviewed the agreement, noting that it is a continuing services agreement, which would allow the district to use work authorizations rather than doing a RFQ every time. She clarified that the CDD and HOA cannot co-mingle agreements and the HOA would need to have a separate agreement for engineering services.

On a motion from Mr. McDermott, seconded by Mr. Delgado, the Board unanimously ratified the agreement for Professional District Engineering Services, for the Del Webb Bexley CDD.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Willson reviewed the Sunshine Law memorandum, that includes both formal and informal gatherings. She addressed the ethics training and the need to keep CDD emails separate from personal ones. She stated that a hard copy of the memorandum was provided to the Board.

Ms. Willson responded to a question regarding the audio recording of meetings, stating that it is not typical to keep beyond the management company, but they can be requested if desired.

C. District Engineer

Mr. Brletic discussed his role with stormwater systems/ponds and maintaining compliance with SWFWMD and DWB. He suggested that the Board consider consolidating permits, so they are all due/certified at the same time. Mr. Brletic will provide pricing for permit consolidation, as well as items that should be considered during budget planning. Ms. Minichino recommended that the Board consider having a Reserve Study completed. She will obtain proposals for this.

D. District Manager

Ms. Minichino reminded the Board that the next meeting is scheduled for March 20, 2024, at 1:00 p.m. at the Del Webb Bexley Clubhouse.

EIGHTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting Held on
November 16, 2023**

On a motion from Mr. McDermott, seconded by Mr. Bauld, the Board unanimously approved the minutes from the Board of Supervisors' Meeting held on November 16, 2023, as presented, for the Del Webb Bexley CDD.

NINTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures from
November 2023**

On a motion from Mr. McDermott, seconded by Mr. Bauld, the Board unanimously ratified the Operation and Maintenance Expenditures for November 2023 (\$22,766.81), for the Del Webb Bexley CDD.

TENTH ORDER OF BUSINESS

**Audience Comments / Supervisor
Requests**

Mr. McDermott asked that he be sent an email regarding the Operation and Maintenance Expenditures.

Mr. Bauld led discussions regarding capital conversations and the fact that CDD's are a type of special district which impacts time limits on investments.

Mr. Delgado suggested adding an agenda item on developing goals for the CDD during budget planning. He also asked for a crash course on bonds to include structure, how they are serviced, where funds can be held, and how the Bond Trust Indenture impacts how they are handled.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. McDermott, seconded by Mr. Bauld, the Board unanimously approved to adjourn the meeting at 2:26 p.m., for the Del Webb Bexley CDD.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Exhibit A

MEMORANDUM

TO: BOARD OF SUPERVISORS
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

FROM: ALYSSA WILLSON

DATE: NOVEMBER 16, 2023

RE: REFRESHER ON SUNSHINE LAW AND PUBLIC RECORDS LAW

I would like to provide a short reminder on Florida's public meeting and record requirements. While many of you are familiar with these requirements, this memorandum provides a refresher to help keep them on your mind. Please take a few minutes to read this memorandum and contact me at your convenience with any questions.

Florida's Government in the Sunshine Law

Generally speaking, Florida's Sunshine Law applies to all formal or informal gatherings of two or more Board Supervisors to discuss matters that **may foreseeably come before the Board for official action**. Section 286.011, Florida Statutes, contains three requirements for such meetings: (1) the meetings must be open to the public; (2) the meetings must be noticed; and (3) minutes of the meetings must be taken. The Sunshine Law is intended to protect the public from "closed door" politics, and Courts broadly construe the law to ensure it meets this remedial and protective purpose.¹ As examples of the broad interpretation of the Sunshine Law, courts and Florida's Attorney General have opined that it extends to:

- Discussions or exchanges between two or more Board Supervisors regarding Board business via email, telephones, Facebook, blogs, and third-party intermediaries.²
- Discussions between two or more board members at a noticed public meeting, but conducted in a manner not generally audible to the public in attendance.³
- Meetings of advisory groups that have been delegated some decision-making authority (e.g., tasked with responsibility to make recommendations on some Board-related business), whether delegation is by the board or by a single board member.⁴

¹ See, e.g., *Wood v. Marston*, 442 So.2d 934, 938 (Fla. 1983).

² See, e.g., Att'y General Opinion 08-07 (blogs); Att'y General Opinion 09-19 (Facebook); *State v. Childers* No. 02-219390-MMC; 02-21940-MMB (Escambia Co. Ct., June 5, 2013) (telephones); Att'y General Opinion 74-47 (intermediaries).

³ *Rackleff v. Bishop*, No. 89-235 (Fla. 2d Cir. Ct., March 5, 1990). See also Att'y General Opinion 71-159.

⁴ *Wood v. Marston*, 442 So.2d 934 (Fla. 1983). See also Att'y General Opinion 75-41.

Knowing violations of the Sunshine Law are a second degree misdemeanor punishable by up to sixty (60) days imprisonment and/or a fine of up to \$500.⁵ Noncriminal infractions are punishable by a fine not exceeding \$500.⁶ Significantly, attorneys' fees may be awarded to parties that bring successful suits for Sunshine Law violations, and those fees may be assessed against the individual members of the Board, except in those cases where the Board sought, and took, the advice of its attorney.⁷ The availability of attorneys' fees has created a cottage industry among lawyers that specialize in bringing suits for Sunshine Law violations and also supports law suits by newspapers and other "watch-dog" organizations.

Florida's Public Records Law

Board Supervisors are also subject to the duties contained in Chapter 119, Florida Statutes, which creates certain retention and inspection requirements for public records. The term "public record" is broadly defined in Section 119.011(11), Florida Statutes, to include "all documents, papers, letters... or other material, **regardless of the physical form**, characteristics, or means of transmission, made or received... **in connection with the transaction of official business by any agency.**" The nature of the record, rather than the form of the record, determines whether it is a public record subject to Chapter 119, Florida Statutes. Thus, the public records law may reach texts, emails, instant messages, and draft and non-final documents. For example, opinions or comments posted on social media websites or blogs by Board Supervisors regarding District matters or matters that may come before the Board are considered to be made "in connection with the transaction of office business" and are, therefore, "public records."⁸ This may be true regardless of whether the posts are made on a private social media account, a public social media page, or on a public website.⁹ In sum, the courts construe the public records law liberally in favor of openness.¹⁰

The District has addressed retention of records on its own website. However, posts on third party sites are not under the direct control of the District, but may still be subject to public records requirements. As a result, if you do post on a third-party social media page, we advise that you create a copy of that page, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian.

Knowing violations of the public records law is a misdemeanor of the first degree punishable by up to one year in prison and/or a fine of \$1,000 in addition to possible impeachment

⁵ 286.011(3)(b), Fla. Stat.

⁶ 286.011(3)(a), Fla. Stat.

⁷ 286.011(4); (5), Fla. Stat.

⁸ Att'y General Opinion 09-19.

⁹ Att'y General Opinion 08-07.

¹⁰ *Dade Aviation Consultants v. Knight Ridder, Inc.*, 800 So.2d 302, 304 (Fla. 3rd Dist. Ct. App. 2001).

and removal from office.¹¹ Noncriminal violations are punishable by a fine not exceeding \$500.¹² As in the Sunshine Law context, attorneys' fees may be awarded to parties that bring successful suits for public record law violations and the availability of attorneys' fees has created a cottage industry of lawyers and watch-dog organizations that specialize in bringing suits for public record law violations.¹³

Best Practices for Social Media

While social media is a powerful tool for Board communication with constituents, use of social media by Board Supervisors presents the risk of violation of both the Sunshine Law and the Public Records Law. Here are some suggestions to minimize these risks:

1. Do NOT post on a social media page in response to another Supervisor's post. Also, do NOT direct others to make such a post on your behalf.
2. If you do post on a social media page, create a copy of that page, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian.
3. Maintain District-related email separate and apart from any personal e-mail.
4. If in doubt about the accuracy of any planned posts, please consult with staff first, or feel free to direct a constituent with a particular question to staff for follow-up.
5. If you want to set up your own Facebook or other account where District business will be discussed, please consult further with District staff first.

I hope this information is helpful to you. If you ever have questions about how to handle a Sunshine Law or public records issue, please do not hesitate to contact me or another member of the District's staff.

¹¹ 119.10, Fla. Stat.

¹² 119.10, Fla. Stat.

¹³ See, e.g., Taitt, Sarah, *Florida Public Records Law: The Battle Over Attorneys' Fees*, The Florida Bar Journal, vol. 9, no. 3 (March 2017).

Tab 9

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 933-5571
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.delwebbbexleycdd.org

Operation and Maintenance Expenditures December 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2023 through December 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$23,910.71**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Del Webb Bexley Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMTEC	100131	6292-12-23	Special Assessment Bond Series 2018 12/23	\$ 450.00
Del Webb Bexley Homeowners Association, Inc	100134	121523 HOA	Shared Pond Mowing 10/23-11/23	\$ 8,766.00
Fountain Design Group, Inc.	100132	31902A	Quarterly Fountain Cleaning 12/23	\$ 460.00
Gerry Fezzuoglio	100128	GF111623	Board of Supervisors Meeting 11/16/23	\$ 200.00
Kutak Rock, LLP	100127	3311650	Legal Services 10/23	\$ 1,722.50
Rizzetta & Company, Inc.	100126	INV0000085703	District Management Fees 12/23	\$ 4,367.08
Solitude Lake Management, LLC	100133	PSI031352	Lake & Pond Management Service 12/23	\$ 3,103.36
Solitude Lake Management, LLC	100133	PSI033457	Lake & Pond Management Service 12/23	\$ 718.64
U.S. Bank	100129	7135570	Trustee Fee 2018 11/01/2023-10/31/2024	\$ 4,040.63
VGlobal Tech	100130	5657	ADA Website Maintenance 12/23	\$ <u>82.50</u>

Report Total

\$ 23,910.71



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Del Webb Bexley Community Development District
c/o Ms. Shandra Torres
District Compliance Associate
Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice No. 6292-12-23

Date: December 8, 2023

For Professional Services:

Issue	Service	Fee
Del Webb Bexley Community Development District, (Pasco County, Florida), \$10,180,000 Special Assessment Bonds, Series 2018	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED
12.08.23

Del Webb Bexley HOA

3434 Colwell Ave Unit 200

Tampa, FL 33614

813.514.0400

elafrance@rizzetta.com

DATE December 15, 2023

CUSTOMER ID Pond Mowing

TO

Del Webb Bexley, CDD

3434 Colwell Ave, Suite 100

Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
Pond Mowing		October Service	4,383.00
Pond Mowing		November Service	4,383.00
		TOTAL	8,766.00

Make all checks payable to Del Webb Bexley HOA
THANK YOU FOR YOUR BUSINESS!

RECEIVED
12.14.23



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To
Del Webb Bexley Community Association, INC 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Invoice 14157

	10/29/2023
Jay Grimaldi	Net 30

Property Address
Del Webb Bexley Community Association, INC 19265 Del Webb Blvd Land O' Lakes, FL 34638

Description	Amount
#7593 - Landscape Maintenance Agreement - Commons October 2023	\$26,699.00

Common Area Invoicing - \$22,316.00

CDD Pond Invoicing - \$4,383.00

Total - \$26,699.00

Total	\$26,699.00
Credits/Payments	(\$0.00)
Balance Due	\$26,699.00



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To
Del Webb Bexley Community Association, INC Del Webb Bexley Community Association, INC 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Invoice 14669

	11/14/2023
Jay Grimaldi	Net 30

Property Address
Del Webb Bexley Community Association, INC 19265 Del Webb Blvd Land O' Lakes, FL 34638

Item	Qty / UOM	Rate	Ext. Price	Amount
#7593 - Landscape Maintenance Agreement - Commons November 2023				\$26,699.00

Common Area Invoicing - \$22,316.00

CDD Pond Invoicing - \$4,383.00

Total - \$26,699.00

Total	\$26,699.00
Credits/Payments	(\$0.00)
Balance Due	\$26,699.00

FOUNTAIN DESIGN GROUP, INC.
7628 NW 6TH AVENUE
BOCA RATON, FL 33487
561-994-3939
7628 NW 6TH AVENUE

Invoice

Date	Invoice #
12/11/2023	31902A

Bill To
DEL WEB BEXLEY CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL. 33544

Ship To
DEL WEB BEXLEY CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL 33544

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	SC	12/11/2023		TW	
Qty	Description				Rate	Amount
	QUARTERLY CLEANING OF SEVEN FOUNTAINS SERVICE				460.00	460.00
	SALES TAX				7.00%	0.00
					<div> <div>RECEIVED</div> <div>12.11.23</div> </div>	
					<div>Balance Due</div> <div>\$460.00</div>	

Del Webb Bexley CDD
Meeting Date: November 16, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
George McDermott	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Thomas Eurell	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dennis Bauld	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mario Delgado*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Vacant <i>Gerry Fezzuoglio</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(*) Does not get paid

RECEIVED
11.20.23

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>1:15 pm</i>
Meeting End Time:	<i>4:09</i>
Total Meeting Time:	<i>2 hr. 54 min</i>

Time Over 3 Hours:	<i>/</i>
--------------------	----------

Total at \$175 per Hour:	<i>/</i>
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	<i>/</i>
Additional or Continued Meeting?	<i>/</i>
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<i>/</i>
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: *Jillian Minichino*

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 20, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3311650

Client Matter No. 6223-1

Notification Email: eftgroup@kutakrock.com

Ms. Jennifer L. Godyn
Del Webb Bexley CDD
c/o Rizzetta & Company, Inc.
Suite 100
5844 Old Pasco Rd.
Wesley Chapel, FL 33544

Invoice No. 3311650

6223-1

Re: General Counsel

For Professional Legal Services Rendered

10/09/23	J. Gillis	0.70	112.00	Confer with staff regarding resolution amending the FY 2024 budget; draft resolution regarding same
10/09/23	A. Willson	0.40	118.00	Confer with Minichino and Valley regarding meeting agenda items; review and revise resolution adopting amended budget
10/10/23	J. Gillis	0.20	32.00	Confer with staff regarding resolution amending the FY 2023 budget; review and revise same
10/10/23	A. Willson	0.60	177.00	Review and revise amended budget resolution; confer with Valley regarding same
10/11/23	A. Willson	0.20	59.00	Confer with Aponte and Huber regarding upcoming board meeting
10/16/23	A. Willson	0.20	59.00	Review financial statements

KUTAK ROCK LLP

Del Webb Bexley CDD
November 20, 2023
Client Matter No. 6223-1
Invoice No. 3311650
Page 2

10/19/23	A. Willson	3.10	914.50	Review meeting agenda; confer with Huber regarding agenda items; attend same; follow up from board meeting
10/23/23	J. Gillis	0.60	96.00	Follow up from Board meeting; confer with staff regarding Sunshine and Public Records Law memorandum; research and draft same; confer with staff regarding newly appointed supervisors
10/25/23	J. Gillis	0.60	96.00	Prepare new supervisor notebook for Eurell; draft letter to Eurell regarding same; confer with staff regarding same
10/27/23	A. Willson	0.20	59.00	Confer with Minichino regarding district agreements; review items regarding same

TOTAL HOURS 6.80

TOTAL FOR SERVICES RENDERED \$1,722.50

TOTAL CURRENT AMOUNT DUE \$1,722.50

RECEIVED
11.20.23

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
12/1/2023	INV0000085703

Bill To:

Del Webb Bexley CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
December	Upon Receipt	00178

[illegible]



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI031352
Invoice Date: 12/1/2023

Bill
To: Del Webb Bexley CDD
Rizzetta and Company
3434 Colwell Avenue, Suite #200
Tampa, FL 33614

Ship
To: Del Webb Bexley CDD
Rizzetta and Company
3434 Colwell Avenue, Suite #200
Tampa, FL 33614
United States

Ship Via
Ship Date 12/1/2023
Due Date 12/31/2023
Terms Net 30

Customer ID 5703
P.O. Number
P.O. Date 12/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2023 - 12/31/2023 Bexley Del Web Cdd-Lake-ALL		1	1	3,103.36	3,103.36

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 3,103.36

Subtotal: 3,103.36
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 3,103.36

RECEIVED
12.04.23



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI033457
Invoice Date: 12/1/2023

Bill
To: Del Webb Bexley CDD
Rizzetta and Company
3434 Colwell Avenue, Suite #200
Tampa, FL 33614

Ship
To: Del Webb Bexley CDD
Rizzetta and Company
3434 Colwell Avenue, Suite #200
Tampa, FL 33614
United States

Ship Via
Ship Date 12/1/2023
Due Date 12/31/2023
Terms Net 30

Customer ID 5703
P.O. Number
P.O. Date 12/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	718.64	718.64
December Billing					
12/1/2023 - 12/31/2023					
Pond 39					
Pond 42					
Pond 34					
Pond 41					
Pond 45					
Pond 35					
Pond 40					
Pond 43					
Pond 33					
Pond 36					
Pond 38					

RECEIVED
12.04.23

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 718.64

Subtotal: 718.64
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 718.64



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7135570



000002501 02 SP 106481896500509 P

Rizzetta & Company Inc
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7135570
Account Number:
Invoice Date: 11/25/2023
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Rizzetta & Company Inc
3434 Colwell Ave Ste 200
Tampa, FL 33614
United States

DEL WEBB BEXLEY CDD 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

DEL WEBB BEXLEY CDD 2018

Invoice Number: 7135570
Account Number:
Current Due: \$4,040.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

PAID \$4,040.63

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

Invoice Number: 7135570
Invoice Date: 11/25/2023
Account Number:
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

DEL WEBB BEXLEY CDD 2018

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 11/01/2023 - 10/31/2024				\$3,750.00
Incidental Expenses 11/01/2023 to 10/31/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

RECEIVED
12.01.23



VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Del Webb Bexley CDD
3434 Colwell Ave
Tampa, FL 33614 United
States

INVOICE # 5657

DATE 12/01/2023

DUE DATE 12/01/2023

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	82.50	82.50

Monthly maintenance

BALANCE DUE

\$82.50

RECEIVED
12.01.23

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 933-5571
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.delwebbbexleycdd.org

Operation and Maintenance Expenditures January 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$20,911.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Del Webb Bexley Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100137	10552280	Monthly Lake Maintenance 01/24	\$ 3,615.00
Del Webb Bexley Homeowners Association, Inc	100143	15043	Shared Pond Mowing 12/23	\$ 4,383.00
Dennis M Bauld	100138	DB011724	Board of Supervisors Meeting 01/17/24	\$ 200.00
Fountain Design Group, Inc.	100144	32304A	Fountain Repair 01/24	\$ 135.00
George W McDermott	100139	GM011724	Board of Supervisors Meeting 01/17/24	\$ 200.00
Kutak Rock, LLP	100140	3328886	Legal Services 11/23	\$ 2,800.50
Rizzetta & Company, Inc.	100136	INV0000086350	Annual Dissemination Services 01/24	\$ 5,000.00
Rizzetta & Company, Inc.	100135	INV0000086424	District Management Fees 01/24	\$ 4,367.08
Times Publishing Company	100141	0000320696 01/10/24	Legal Advertising 01/24	\$ 128.80
VGlobal Tech	100142	5783	ADA Website Maintenance 01/24	\$ 82.50

Report Total

\$ 20,911.88

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

1/1/2024
10552280
\$3,615.00

Bill To
Del Webb Bexley CDD C/O Rizzetta & Company, Inc 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Due Date
Net 30
1/31/2024

Monthly Lake Maintenance.

3,615.00

THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

01.09.24

\$3,615.00

Del Webb Bexley HOA

3434 Colwell Ave Unit 200
Tampa, FL 33614
813.514.0400
elafrance@rizzetta.com

DATE January 24, 2024
CUSTOMER ID Pond Mowing

TO Del Webb Bexley, CDD
3434 Colwell Ave, Suite 100
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
Pond Mowing	15043	December Service	4,383.00
		TOTAL	4,383.00

Make all checks payable to Del Webb Bexley HOA
THANK YOU FOR YOUR BUSINESS!



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To
Del Webb Bexley Community Association, INC Del Webb Bexley Community Association, INC 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Invoice 15043

	12/01/2023
Jay Grimaldi	Net 30

Property Address
Del Webb Bexley Community Association, INC 19265 Del Webb Blvd Land O' Lakes, FL 34638

Item	Qty / UOM	Rate	Ext. Price	Amount
#7593 - Landscape Maintenance Agreement - Commons December 2023				\$26,699.00

Common Area Invoicing - \$22,316.00

CDD Pond Invoicing - \$4,383.00

Total - \$26,699.00

Total	\$26,699.00
Credits/Payments	(\$0.00)
Balance Due	\$26,699.00

Del Webb Bexley CDD
Meeting Date: January 17, 2024

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
George McDermott	✓	x
Thomas Eurell		x
Dennis Bauld	✓	x
Mario Delgado*	✓	NO
Gerry Fezzuoglio		x

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:01 pm
Meeting End Time:	2:26 pm
Total Meeting Time:	

Time Over 3 Hours:	
--------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____

Silvan Minichino

FOUNTAIN DESIGN GROUP, INC.
7628 NW 6TH AVENUE
BOCA RATON, FL 33487
561-994-3939
7628 NW 6TH AVENUE

Invoice

Date	Invoice #
1/25/2024	32304A

Bill To
DEL WEB BEXLEY CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL. 33544

Ship To
DEL WEB BEXLEY CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL 33544

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	RP	1/25/2024		RM	
Qty	Description				Rate	Amount
	TECHNICIAN MOVE FOUNTAIN BACK TO ORIGINAL POSITION AND REMOORED THE FOUNTAIN BACK INTO PLACE IN THE LAKE BETWEEN BLUE CRUSH BEND & SEAS GLASS CIRCLE				135.00	135.00
	SALES TAX				7.00%	0.00

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 28, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Reference: Invoice No. 3328886

Client Matter No. 6223-1

Notification Email: eftgroup@kutakrock.com

Ms. Jennifer L. Godyn
Del Webb Bexley CDD
c/o Rizzetta & Company, Inc.
Suite 100
5844 Old Pasco Rd.
Wesley Chapel, FL 33544

Invoice No. 3328886
6223-1

Re: General Counsel

For Professional Legal Services Rendered

11/01/23	A. Willson	0.40	118.00	Confer with Minochino regarding district items
11/02/23	A. Willson	0.50	147.50	Continue reviewing district items
11/06/23	A. Willson	0.20	59.00	Confer with Minochino regarding HOA agreement amendment request
11/07/23	J. Gillis	0.40	64.00	Draft fifth amendment to field operations and maintenance services agreement with Del Webb Bexley Community Association
11/07/23	A. Willson	0.20	59.00	Work session with Gillis regarding HOA agreement amendment; work session with Minichino regarding same
11/08/23	A. Willson	0.30	88.50	Review draft audit
11/13/23	J. Gillis	0.60	96.00	Finalize supervisor notebook for Eurell and prepare supervisor notebooks for Delgado and Bauld and coordinate dissemination of same
11/13/23	A. Willson	0.10	29.50	Review supervisor notebooks

KUTAK ROCK LLP

Del Webb Bexley CDD
December 28, 2023
Client Matter No. 6223-1
Invoice No. 3328886
Page 2

11/14/23	A. Willson	0.50	147.50	Review district records; confer with Minichino regarding same
11/15/23	A. Willson	0.40	118.00	Review meeting agenda; prepare materials for board meeting; confer with Minichino regarding same
11/16/23	W. Haber	2.30	805.00	Prepare for and participate in Board meeting
11/16/23	A. Willson	1.50	442.50	Work session with Haber regarding board meeting; attend same; meeting follow up
11/17/23	J. Gillis	1.30	208.00	Follow up from Board meeting; draft notice of intent to award RFQ for district engineering services; draft agreement and work authorization with Brletic Dvorak for district engineering services; draft notice of termination to Solitude Lake Management for aquatic maintenance services; draft agreement for aquatic maintenance services with Advanced Aquatic
11/22/23	A. Willson	0.80	236.00	Review and revise notice of intent to award engineering services, engineering agreement, notice of intent to terminate lake maintenance services and agreement for lake maintenance services; confer with Minichino regarding upcoming meeting schedule; confer with Fisher regarding termination of Clearview engineering agreement
11/27/23	J. Gillis	0.40	64.00	Draft resolution adopting amended FY 2024 meeting schedule
11/27/23	A. Willson	0.20	59.00	Review resolution adopting revised meeting schedule
11/28/23	A. Willson	0.20	59.00	Review midge fly survey items; confer with Minichino regarding same
TOTAL HOURS		10.30		

KUTAK ROCK LLP

Del Webb Bexley CDD
December 28, 2023
Client Matter No. 6223-1
Invoice No. 3328886
Page 3

TOTAL FOR SERVICES RENDERED \$2,800.50

TOTAL CURRENT AMOUNT DUE \$2,800.50

12.28.23

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
1/1/2024	INV0000086350

Bill To:

Del Webb Bexley CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00178

Description	Qty	Rate	Amount
Annual Dissemination Services	1.00	\$5,000.00	\$5,000.00
Subtotal			\$5,000.00
Total			\$5,000.00

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
1/1/2024	INV0000086424

Bill To:

Del Webb Bexley CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
January	Upon Receipt	00178

[illegible]

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
01/10/24		THE DEL WEBB BEXLEY CDD	
Billing Date	Sales Rep	Customer Account	
01/10/2024	Deirdre Bonett	173402	
Total Amount Due		Ad Number	
\$128.80		0000320696	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/10/24	01/10/24	0000320696	Times	Legals CLS	Revised Meeting Dates	1	2x53 L	\$124.80
01/10/24	01/10/24	0000320696	Tampabay.com	Legals CLS	Revised Meeting Dates AffidavitMaterial	1	2x53 L	\$0.00 \$4.00
						01.16.24		

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
01/10/24		THE DEL WEBB BEXLEY CDD	
Billing Date	Sales Rep	Customer Account	
01/10/2024	Deirdre Bonett	173402	
Total Amount Due		Ad Number	
\$128.80		0000320696	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

THE DEL WEBB BEXLEY CDD
ATTN: ACCOUNTS PAYABLE
3434 COLWELL AVE #200
TAMPA, FL 33614

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

JAN 9 2024

STATE OF FLORIDA
 COUNTY OF Pasco

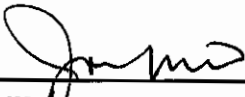
} SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Revised Meeting Dates** was published in said newspaper by print in the issues of: **1/10/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



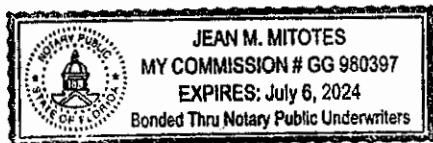
Signature Affiant

Sworn to and subscribed before me this **01/10/2024**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF REVISED PUBLIC MEETING DATES
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Del Webb Bexley Community Development District will hold the remainder of their regular monthly meetings for Fiscal Year 2023/2024:

January 17, 2024
 March 20, 2024
 May 15, 2024
 July 17, 2024
 September 18, 2024

The meetings will convene at 1:00 p.m. at the Del Webb Bexley Clubhouse, located at 19265 Del Webb Boulevard, Land O' Lakes, Florida 34638.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, (813) 994-1001, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

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 least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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.

Jillian Minichino
 District Manager
 Run Date: 01-10-24

0000320696

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Revised Meeting Dates** was published in said newspaper by print in the issues of: 1/10/24 or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

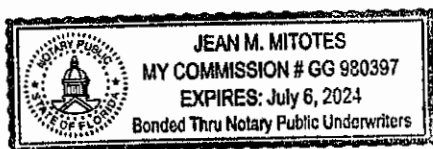
Signature Affiant

Sworn to and subscribed before me this 01/10/2024

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



**NOTICE OF REVISED PUBLIC MEETING DATES
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of Del Webb Bexley Community Development District will hold the remainder of their regular monthly meetings for Fiscal Year 2023/2024:

January 17, 2024
March 20, 2024
May 15, 2024
July 17, 2024
September 18, 2024

The meetings will convene at 1:00 p.m. at the Del Webb Bexley Clubhouse, located at 19265 Del Webb Boulevard, Land O' Lakes, Florida 34638.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

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A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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.

Jillian Minichino
District Manager
Run Date: 01-10-24

0000320696

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO
Del Webb Bexley CDD
3434 Colwell Ave
Tampa, FL 33614 United
States

INVOICE # 5783
DATE 01/01/2024
DUE DATE 01/01/2024
TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:ADA Website Maintenance Ongoing website maintenance for ADA and WCAG Compliance	1	82.50	82.50

Monthly maintenance	BALANCE DUE	\$82.50
		01.03.24