



Rizzetta & Company

# **Del Webb Bexley Community Development District**

---

## **Board of Supervisors' Meeting March 26, 2025**

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

**[www.delwebbbexleycdd.org](http://www.delwebbbexleycdd.org)**

# **DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	George McDermott Dennis Bauld Thomas Eurell Mario Delgado Gerry Fezzuoglio	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Ryan Dugan	Kutak Rock
<b>District Engineer</b>	Stephen Brletic	BDI Engineering

**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 – Wesley Chapel, FL – 813-994-1001**  
**Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614**  
[WWW.DELWEBBBEXLEYCDD.ORG](http://WWW.DELWEBBBEXLEYCDD.ORG)

---

March 18, 2025

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

**AGENDA**

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 26, 2025, at 1:00 p.m.**, at the Del Webb Bexley Clubhouse located at 19265 Del Webb Blvd., Land O' Lakes, FL 34638. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. Aquatics Update .....Tab 1
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
    - 1.Presentation of District Manager Report .....Tab 2
- 4. BUSINESS ITEMS**
  - A. Discussion to Purchase CDD Audio Equipment .....Tab 3
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 19, 2025 .....Tab 4
  - B. Ratification of Operation & Maintenance Expenditures for January 2025 .....Tab 5
- 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,  
*Lynn Hayes*  
Lynn Hayes  
District Manager

## **Tab 1**



Del Webb Bexley CDD Monthly Lakes Report For  
February 2025

	2/5/2025				2/11/2025				2/19/2025				2/26/2025				KEY
	A.T.	B.G.	S.A.	F.A.	A.T.	B.G.	S.A.	F.A.	A.T.	B.G.	S.A.	F.A.	A.T.	B.G.	S.A.	F.A.	Algae Treatment = A.T. Border Grasses = B.G. Submersed Aquatics = S.A. Floating Aquatics = F.A.
Pond 1		x															
Pond 2		x			x	x	x										
Pond 3	x	x	x														
Pond 4		x			x	x									x		
Pond 5	x	x															
Pond 6	x	x			x		x								x		
Pond 7	x	x	x		x								x	x	x		
Pond 8	x	x													x		
Pond 9	x	x	x											x	x		
Pond 10		x													x		
Pond 11	x	x				x									x		
Pond 12		x															
Pond 13	x	x								x					x		
Pond 14	x	x													x		
Pond 15	x																
Pond 16						x											
Pond 17						x											
Pond 18					x	x	x										
Pond 19					x	x	x										
Pond 20					x										x	x	
Pond 21					x												
Pond 22					x												
Pond 23					x	x	x								x		
Pond 24					x										x		
Pond 25					x										x		
Pond 26					x												
Pond 27					x	x	x										
Pond 28					x	x	x										
Pond 29		x			x	x											
Pond 30		x			x												
Pond 31		x			x					x							
Pond 32		x			x												
Pond 33		x			x												
Pond 34		x			x					x							
Pond 35		x			x					x							
Pond 36		x			x												
Pond 37		x			x												
Pond 38		x			x												
Pond 39		x								x	x						
Pond 40		x								x	x						
Pond 41		x			x	x				x	x						
Pond 42		x									x						
Pond 43		x								x	x						
Pond 44		x								x	x						
Sump 1						x											
Sump 2					x	x											
Sump 3					x	x											
Sump 4					x	x											
Sump 5					x	x											
Sump 6						x											
Sump 7						x											
Sump 8					x	x											
Sump 9						x											
Sump 10					x	x											
Sump 11						x											
Sump 12						x											

## **Tab 2**



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Regular Meeting:** April 16, 2025 @ 4:00 PM
- **FY 2023-2024 Audit Completion Deadline:** June 30, 2025

**District  
Manager's  
Report**

March 26

**2025**

<u><b>FINANCIAL SUMMARY</b></u>	<u><b>1/31/2025</b></u>
General Fund Cash & Investment Balance:	\$338,248
Reserve Fund Cash & Investment Balance:	\$89,000
Debt Service Fund Investment Balance:	<u>\$1,072,567</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,499,815</b>
<b>General Fund Expense Variance: \$59,553</b>	<b>Under Budget</b>

D  
E  
L

W  
E  
B  
B

B  
E  
X  
L  
E  
Y

C  
D  
D

## **Tab 3**



Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hello Lynn,

The Communication and Information Technology (CIT) committee of the HOA will set up their microphone system for our meeting on 3/26/25 at 1:00.

They recommend that we purchase our own system and they will train us on setting it up. They provided these links for the equipment:

System for the 8 Desktop Microphone system that the CIT uses. The CIT said this is probably the best solution for the CDD, \$309.99:

<https://bit.ly/3DKf2XB>

System for 6 microphones with wireless receiver a less cost option, \$199.00:

[https://www.amazon.com/dp/B0CBMJT3P5/?coliid=I2MBR898UZA0OV&colid=3BX6MXW6XLCGU&psc=1&ref\\_=list\\_c\\_wl\\_lv\\_ov\\_lig\\_dp\\_it](https://www.amazon.com/dp/B0CBMJT3P5/?coliid=I2MBR898UZA0OV&colid=3BX6MXW6XLCGU&psc=1&ref_=list_c_wl_lv_ov_lig_dp_it)

Audio cord to connect wireless receiver to ballroom speakers, \$15.99:

[https://www.amazon.com/dp/B083R4LJ7Z/?coliid=I1W84MNJI2N0KU&colid=3BX6MXW6XLCGU&ref\\_=list\\_c\\_wl\\_lv\\_ov\\_lig\\_dp\\_it&th=1](https://www.amazon.com/dp/B083R4LJ7Z/?coliid=I1W84MNJI2N0KU&colid=3BX6MXW6XLCGU&ref_=list_c_wl_lv_ov_lig_dp_it&th=1)

Please share this information with the board for their consideration.

Thanks,  
George

## Tab 4

**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, February 19, 2025, at 4:00 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	<b>Board Supervisor, Chairman</b>
Dennis Bauld	<b>Board Supervisor, Vice Chairman</b>
Mario Delgado	<b>Board Supervisor, Asst. Secretary</b>
Thomas Eurell	<b>Board Supervisor, Asst. Secretary</b>
Gerry Fezzuoglio	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Alyssa Willson	<b>District Counsel, Kutak Rock (Via Phone)</b>
Ryan Dugan	<b>District Counsel, Kutak Rock (Via Phone)</b>
Stephen Brletic	<b>District Engineer, BDI Engineering</b>
Doug Agnew	<b>Representative, Advanced Aquatics</b>

Audience	<b>Present</b>
----------	----------------

**FIRST ORDER OF BUSINESS**

**Call to Order**

The meeting was called to order and roll call performed confirming that a quorum was present. The meeting commenced at 4:02 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were three audience members that had comments.  
One audience member commented about midge fly's issue on Pond 6.  
The second audience member commented written communication regarding the midge fly issue to be provided to the HOA and put the information on the CDD website.  
The third audience member had no comments, although stated only here to observe.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Report**

Mr. Agnew presented his report to the Board of Supervisors and discussed the timeframes of when the reports will be sent out and how he is onsite every Wednesday.

**1. Update on Triploid Carp application for Pond 29**

Mr. Eurrell and the Board of Supervisors had a discussion on Pond 12 and Pond 29 ensued with Mr. Agnew and Board of Supervisors and regarding Pond 32 and Sump 5. A proposal was presented under separate cover for the Triploid Carp application that requires a migration fish barrier to be installed at Pond 29 to gain approval for the permit to add fish.

**2. Update on Pond 17 Prototype Bank Stabilization Project**

The Board of Supervisors provided an update on both projects to Mr. Eurrell and discussion ensued by Board of Supervisors with Mr. Brletic, and Mr. Agnew.

On a motion from Mr. Eurrell, seconded by Mr. Delgado, with all in favor the Board approved the Advanced Aquatics Services Inc. Triploid Grass Carp Migration Barrier Proposal Pond 29 in the amount of \$450.00 for the Del Webb Bexley Community Development District.

**B. District Counsel**

Ms. Willson stated to the Board of Supervisors that the legislative session will begin soon and will share with the Board of Supervisors any House Bills that would impact the District. Ms. Willson announced to the Board of Supervisors that Ryan Dugan would be transitioning as District Counsel to the Del Webb Bexley Community Development District.

97  
98 **C. District Engineer**

99 Mr. Brletic discussed the 2025 BDI CDD Labor Rate to the Board of  
100 Supervisors for January 1, 2025- December 2025.  
101

102 **1. Update on Pond 2 mitered end section repair agreement with Pulte**

103 Mr. Brletic and Mr. Eurrell gave an update to the Board of Supervisors  
104 on Pond 2 mitered end section agreement with Pulte. Mr. Brletic and Mr.  
105 Eurrell discussed with the Board of Supervisors that Pulte will drain Pond  
106 2 down 2 feet and the water will be pumped to Pond 3. Mr. Brletic stated  
107 that the project should take approximately three days.  
108

On a motion from Mr. Bauld, seconded by Mr. McDermott, with all in favor the Board approved Ms. Willson or Mr. Dugan to provide a temporary license agreement between Pulte and Del Webb Bexley Community Development District that includes recourse if additional damage occurs during the dewatering of pond 2 that would include damage to the littoral shelf and pond banks and to authorize the chair to execute the agreement for the Del Webb Bexley Community Development District.

109  
110  
111 **C. District Manager**

112 Mr. Hayes presented his report. Mr. Hayes reminded the Board that the  
113 next meeting would include a budget workshop at the beginning of the  
114 meeting and the regular meeting would follow on March 19, 2025, at 1:00  
115 p.m.  
116

117  
118 **FOURTH ORDER OF BUSINESS**

**Consideration of Cascade Fountain  
Quote 674 Proposal**

119  
120  
121 Mr. Hayes presented the proposal to the Board of Supervisors. This proposal is to install  
122 two new light fixtures on each of the two lake fountains at Pond 8 Fountain behind the  
123 Clubhouse and Pond 2 right side Entrance Fountain. Mr. Eurrell commented that the  
124 fountain and lights are not working in Pond 1. Mr. Hayes will request from Cascade to  
125 inspect Pond 1 regarding the fountain and lights not working and provide a quote, and  
126 request SKU from Cascade proposal 674 to compare prices for this quote.  
127  
128  
129

On a motion from Mr. McDermott, seconded by Mr. Bauld with all in favor the Board approved the Cascade Fountain Quote # 674 to replace the light fixtures and bulbs at Pond 2 and Pond 8 and not to exceed in the amount of \$5,932.48 for the Del Webb Bexley Community Development District.

130  
131  
132  
133  
134  
135

**FIFTH ORDER OF BUSINESS**

**Ratification of BTEGF  
Audit Engagement Letter and Addendum**

On a motion from Mr. McDermott, seconded by Mr. Bauld with all in favor the Board ratified the Berger, Toombs, Elam, Gaines and Frank FY 2024 Audit Engagement Letter and addendum for the Del Webb Bexley Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Community Letter**

Mr. Hayes presented the CDD Communication Document Draft # 4 to the Board of Supervisors. Mr. Hayes will post this document in the links and documents section on the CDD website. Another comment was mentioned from the Board member that on the Del Webb Bexley CDD on the link tab to remove gas link.

On a motion from Mr. Bauld, seconded by Mr. McDermott, with all in favor the Board approved the CDD Communication Document Draft # 4 provided by Board of Supervisor Mr. Eurell for the Del Webb Bexley. Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Future Tower Road  
Landscape Homeowner Association  
Agreement**

The Board of Supervisors agreed to table the consideration of Future Tower Road Landscape Homeowners Association Agreement for next meeting on March 19, 2025.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04.  
Contact Rules of Procedure for District  
Engineer and District Counsel**

Ms. Willson reviewed the resolution 2025-04 Contact Rules of Procedure for District Engineer and District Counsel to the Board of Supervisors.

On a motion from Mr. McDermott, seconded by Mr. Bauld, with three in favor and two against (Mr. Eurell), (Mr. Delgado), adopted Resolution 2025-04, Contact Rules of Procedures for District Engineer and District Counsel for Del Webb Bexley Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of the Landowner  
Minutes of the Board of Supervisor  
Meeting held on November 20,2024**

On a motion from Mr. Bauld, seconded by Mr. McDermott, with all in favor, the Board approved the November 20, 2024 Landowner Board of Supervisors Meeting Minutes for Del Webb Bexley Community Development District

**TENTH ORER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
November 20, 2024**

Ms. Willson requested to add the word "or:" on line 71.

On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board approved as amended the November 20, 2024 Board of Supervisors Meeting Minutes for Del Webb Bexley Community Development District

**ELEVENTH ORDER OF BSUINESS**

**Ratification Operation & Maintenance  
Expenditures for October  
November & December 2024**

On a motion from Mr. McDermott, seconded by Mr. Bauld, the Board ratified the Operation and Maintenance Expenditures for October 2024 (\$10,854.75), November (\$18,535.25), December (\$19,836.88) for Del Webb Bexley Community Development District

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. McDermott requested that all Board members speak out with their thoughts on agenda/discussion items before a motion are finalized and a vote taken on that item.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. McDermott, seconded by Mr. Eurell, the Board unanimously approved to adjourn the meeting at 3:58 p.m., for the Del Webb Bexley CDD.

---

Secretary/Assistant Secretary

---

Chairman/ Vice Chairman

## **Tab 5**



# 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](http://www.delwebbbexleycdd.org)

## **Operation and Maintenance Expenditures January 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2025 through January 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$43,739.06**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

## Del Webb Bexley Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100014	10557105	Monthly Lake Maintenance 01/25	\$ 3,760.00
Brletic Dvorak, Inc.	100017	1765	Engineering Services 12/24	\$ 300.00
Del Webb Bexley Community Association, Inc.	100236	DWB-Aug24	Shared Pond Mowing 08/24	\$ 4,689.83
Del Webb Bexley Community Association, Inc.	100236	DWB-Dec24	Shared Pond Mowing 12/24	\$ 4,689.83
Del Webb Bexley Community Association, Inc.	100018	DWB-JAN25	Shared Pond Mowing 01/25	\$ 4,689.83
Del Webb Bexley Community Association, Inc.	100236	DWB-July24	Shared Pond Mowing 07/24	\$ 4,689.83
Del Webb Bexley Community Association, Inc.	100236	DWB-Nov24	Shared Pond Mowing 11/24	\$ 4,689.83
Del Webb Bexley Community Association, Inc.	100236	DWB-Oct24	Shared Pond Mowing 10/24	\$ 4,689.83
Del Webb Bexley Community Association, Inc.	100236	DWB-Sept24	Shared Pond Mowing 09/24	\$ 4,689.83
Kutak Rock, LLP	100015	3501858	Legal Services 11/24	\$ 1,984.00

## Del Webb Bexley Community Development District

### Paid Operation & Maintenance Expenditures

January 1, 2025 Through January 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100013	INV0000096163	District Management Fees 01/25	\$ 4,783.75
VGlobal Tech	100016	6903	ADA Website Maintenance 01/25	<u>\$ 82.50</u>
<b>Report Total</b>				<b><u>\$ 43,739.06</u></b>

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

1/1/2025
10557105
\$3,760.00

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
1/31/2025

Monthly Lake Maintenance.

3,760.00

\*\*\*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

RECEIVED  
12-24-2024

\$3,760.00

**Brletic Dvorak Inc**

536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
+1 8133611466  
sbrletic@bdiengineers.com



**INVOICE**

**BILL TO**  
Del Webb Bexley CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

**INVOICE** 1765  
**DATE** 12/27/2024  
**TERMS** Net 30  
**DUE DATE** 01/26/2025

**PROJECT NAME**  
Del Webb Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[December 20]	1:30	200.00	300.00

BALANCE DUE **\$300.00**







**Del Webb Bexley HOA**

5901 US Highway 19 Ste. 7Q  
New Port Richey, FL 34652  
877.869.9700  
[Invoices@qualifiedproperty.com](mailto:Invoices@qualifiedproperty.com)

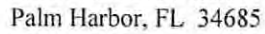
DATE Aug 1, 2024  
CUSTOMER ID Pond Mowing

TO Del Webb Bexley, CDD  
[glee@rizzetta.com](mailto:glee@rizzetta.com)  
3434 Colwell Ave, Suite 100  
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
Aug Service	DWB-Aug24	August	4,689.83
TOTAL			4,689.83

**RECEIVED**  
12-03-2024

PLEASE MAKE CHECKS PAYABLE TO DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.



DATE	INVOICE #
8/1/2024	742718C

PROJECT NAME

DESCRIPTION	AMOUNT
August Landscape Service Contract - Common Area - GL Code 8720	23,878.00
August Landscape Service Contract - 850 Homes - GL Code 8710	69,647.00
August Landscape Service Contract - Ponds - GL Code 8721	4,712.92
Credit for July Wet Checks - GL Code 8710	-3,000.00

Phone #		<b>TOTAL</b>	\$95,237.92
727-669-2320		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$95,237.92





Del Webb Bexley HOA

5901 US Highway 19 Ste. 7Q  
New Port Richey, FL 34652  
877.869.9700  
[Invoices@qualifiedproperty.com](mailto:Invoices@qualifiedproperty.com)

DATE Dec 1, 2024  
CUSTOMER ID Pond Mowing

TO Del Webb Bexley, CDD  
[glee@rizzetta.com](mailto:glee@rizzetta.com)  
3434 Colwell Ave, Suite 100  
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
Dec Service	DWB-Dec24	December	4,689.83
TOTAL			4,689.83

RECEIVED  
12-03-2024

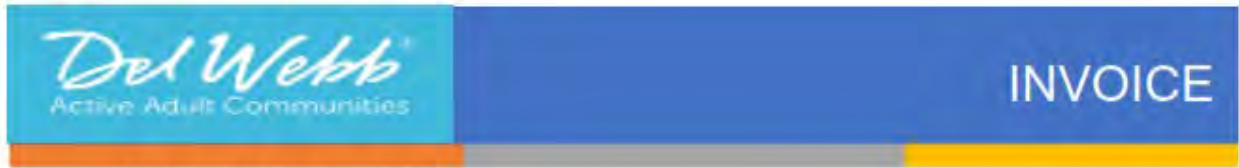
PLEASE MAKE CHECKS PAYABLE TO DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.



# Invoice

PROJECT NAME	
TERMS	DUE DATE
Net 30	1/1/2025

[illegible]



**Del Webb Bexley HOA**

5901 US Highway 19 Ste. 7Q  
New Port Richey, FL 34652  
877.869.9700  
[Invoices@qualifiedproperty.com](mailto:Invoices@qualifiedproperty.com)

DATE Jan 10, 2025  
CUSTOMER ID Pond Mowing

TO Del Webb Bexley, CDD  
[glee@rizzetta.com](mailto:glee@rizzetta.com)  
3434 Colwell Ave, Suite 100  
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
Jan Service	DWB-JAN25	January	4,689.83
TOTAL			4,689.83

**RECEIVED**  
01-13-2025

PLEASE MAKE CHECKS PAYABLE TO DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.



# Invoice

PROJECT NAME	
TERMS	DUE DATE
Net 30	2/1/2025

<b>TOTAL</b>	\$101,250.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$101,250.00



**Del Webb Bexley HOA**

5901 US Highway 19 Ste. 7Q  
New Port Richey, FL 34652  
877.869.9700  
[Invoices@qualifiedproperty.com](mailto:Invoices@qualifiedproperty.com)

DATE July 1, 2024  
CUSTOMER ID Pond Mowing

TO Del Webb Bexley, CDD  
[glee@rizzetta.com](mailto:glee@rizzetta.com)  
3434 Colwell Ave, Suite 100  
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
July Service	DWB-July24	July	4,689.83
		TOTAL	4,689.83

**RECEIVED**  
12-03-2024

PLEASE MAKE CHECKS PAYABLE TO DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.

Del Webb Bexley HOA



**Del Webb Bexley HOA**

5901 US Highway 19 Ste. 7Q  
New Port Richey, FL 34652  
877.869.9700  
[Invoices@qualifiedproperty.com](mailto:Invoices@qualifiedproperty.com)

DATE Nov 1, 2024  
CUSTOMER ID Pond Mowing

TO Del Webb Bexley, CDD  
[glee@rizzetta.com](mailto:glee@rizzetta.com)  
3434 Colwell Ave, Suite 100  
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
Nov Service	DWB-Nov24	November	4,689.83
		TOTAL	4,689.83

**RECEIVED**  
12-03-2024

PLEASE MAKE CHECKS PAYABLE TO DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.



# Invoice

DATE	INVOICE #
11/1/2024	794717C

BILL TO
Del Webb Bexley Community Assn., Inc. c/o Qualified Property Management 19265 Del Webb Blvd. Land O' Lakes, FL 34638

PROJECT NAME	
TERMS	DUE DATE
Net 30	12/1/2024

[illegible]





Del Webb Bexley HOA

5901 US Highway 19 Ste. 7Q  
New Port Richey, FL 34652  
877.869.9700  
[Invoices@qualifiedproperty.com](mailto:Invoices@qualifiedproperty.com)

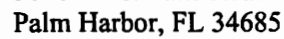
DATE Oct 1, 2024  
CUSTOMER ID Pond Mowing

TO Del Webb Bexley, CDD  
[glee@rizzetta.com](mailto:glee@rizzetta.com)  
3434 Colwell Ave, Suite 100  
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
Oct Service	DWB-Oct24	October	4,689.83
		TOTAL	4,689.83

RECEIVED  
12-03-2024

PLEASE MAKE CHECKS PAYABLE TO DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.



**\$98,237.92**



**Del Webb Bexley HOA**

5901 US Highway 19 Ste. 7Q  
New Port Richey, FL 34652  
877.869.9700  
[Invoices@qualifiedproperty.com](mailto:Invoices@qualifiedproperty.com)

DATE Sept 1, 2024  
CUSTOMER ID Pond Mowing

TO Del Webb Bexley, CDD  
[glee@rizzetta.com](mailto:glee@rizzetta.com)  
3434 Colwell Ave, Suite 100  
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
Sep Service	DWB-Sept24	September	4,689.83
TOTAL			4,689.83

**RECEIVED**  
12-03-2024

PLEASE MAKE CHECKS PAYABLE TO DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.

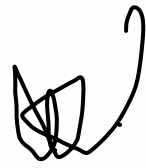


# Invoice

DATE	INVOICE #
9/3/2024	762727C

<b>BILL TO</b>
Del Webb Bexley Community Assn., Inc. c/o Qualified Property Management 19265 Del Webb Blvd. Land O' Lakes, FL 34638

<b>PROJECT NAME</b>	
<b>TERMS</b>	<b>DUE DATE</b>
Net 30	10/3/2024

DESCRIPTION	AMOUNT
September Landscape Service Contract – Common Area – GL Code 8720	\$23,878.00
September Landscape Service Contract – 850 Homes – GL Code 8710	\$69,647.00
September Landscape Service Contract – Ponds – GL Code 8721	\$4,712.92
DWB 8720, \$23,878.00 8710, \$69,647.00 8721, \$4, 712.92 Ashley Chiorando	

Phone #	<b>TOTAL</b>	\$98,237.92
727-669-2320	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$98,237.92

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 30, 2024

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Reference: Invoice No. 3501858

Client Matter No. 6223-1

Notification Email: eftgroup@kutakrock.com

Ms. Jennifer L. Godyn  
Del Webb Bexley CDD  
c/o Rizzetta & Company, Inc.  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3501858

6223-1

Re: General Counsel

## For Professional Legal Services Rendered

11/05/24	A. Willson	0.20	62.00	Confer with Hayes regarding upcoming board meeting
11/11/24	A. Willson	0.30	93.00	Review and revise resolution canvassing results of election; confer with Hayes regarding same
11/13/24	A. Willson	0.60	186.00	Confer with Hayes and Brletic regarding communication from supervisor; review upcoming meeting agenda
11/19/24	A. Willson	1.60	496.00	Confer with Hayes regarding meeting agenda; review items regarding same
11/20/24	A. Willson	3.70	1,147.00	Review lake ownership items; confer with Hayes regarding same; confer with Delgado regarding representation letter; attend board meeting and landowner's meeting; post meeting follow-up

TOTAL HOURS 6.40

**KUTAK ROCK LLP**

Del Webb Bexley CDD  
December 30, 2024  
Client Matter No. 6223-1  
Invoice No. 3501858  
Page 2

TOTAL FOR SERVICES RENDERED \$1,984.00

TOTAL CURRENT AMOUNT DUE \$1,984.00

**RECEIVED**  
12-30-2024

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

# Invoice

Date	Invoice #
1/2/2025	INV0000096163

**Bill To:**

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

Terms		Client Number
January	Upon Receipt	00178

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,660.08	\$1,660.08
Administrative Services	1.00	\$419.50	\$419.50
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$331.08	\$331.08
Management Services	1.00	\$1,856.42	\$1,856.42
Website Compliance & Management	1.00	\$100.00	\$100.00
<div>RECEIVED</div> <div>12-26-2024</div>	Subtotal		\$4,783.75
	Total		\$4,783.75

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 # 6903

DATE 01/01/2025

DUE DATE 01/01/2025

TERMS Due on receipt

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

Monthly maintenance

BALANCE DUE

**\$82.50**



**RECEIVED**  
01-01-2025