



Rizzetta & Company

Del Webb Bexley Community Development District

Board of Supervisors' Meeting October 15, 2025

**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	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Ryan Dugan	Kutak Rock
District Engineer	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) 994-1001. 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

October 7, 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, October 15, 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. BUSINESS ITEMS**
 - A.** Ratification of EGIS Renewal Proposal 2025-2026Tab 1
- 4. STAFF REPORTS**
 - A.** Aquatics Update
 - i. Presentation of Aquatic Maintenance Report.....Tab 2
 - ii. Consideration of Aquatic Maintenance Renewal.....Tab 3
 - iii. Consideration of Aquatic Barrier ProposalTab 4
 - iv.Consideration of Aquatic Fish Stocking Proposal.....Tab 5
 - B.** District Counsel
 - i. Pond 2 Communication Update with Developer
 - C.** District Engineer
 - i. Update on Pond 2 Erosion
 - ii.Presentation of Homeowners Association & Del Webb Bexley Community Development District Property Ownership Map.....Tab 6
 - D.** District Manager
 - i. Presentation of District Managers ReportTab 7
 - ii. Presentation of Website Compliance AuditTab 8
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of the Minutes of the Board of Supervisors' Meeting held on August 20, 2025.....Tab 9
 - B.** Ratification of Operation & Maintenance Expenditures for August 2025.....Tab 10
- 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) 994-1001.

Sincerely,

A handwritten signature in black ink that reads "Lynn Hayes". The script is cursive and fluid.

Lynn Hayes
District Manager

Tab 1



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Del Webb Bexley Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Del Webb Bexley Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125333

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Del Webb Bexley Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125333

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,831
Public Officials and Employment Practices Liability	\$3,133
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$6,964

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



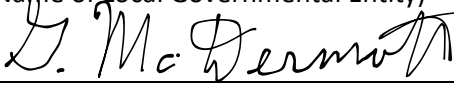
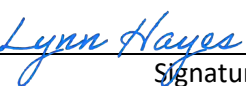
PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Del Webb Bexley Community Development District

(Name of Local Governmental Entity)	
By: <u></u>	<u>George McDermott</u>
Signature	Print Name
Witness By: <u></u>	<u>Lynn Hayes</u>
Signature	Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator

Tab 2



Del Webb Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

10/1/2025

Prepared for:

Del Webb

Community Development District

Prepared by:

Jacob Adams - Project Manager & Biologist

Doug Agnew - Senior Environmental Consultant

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292 S. Military Trail, Deerfield Beach, FL 33442

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TABLE OF CONTENTS

Site Assessments

Sites 1-2	3
Sites 3-4	4
Sites 5-6	5
Sites 7-8	6
Sites 9-10	7
Sites 11-12	8
Sites 13-14	9
Sites 15-16	10
Sites 17-18	11
Sites 19-20.....	12
Sites 21-22	13
Sites 23-24	14
Sites 25-26.....	15
Sites 27-28.....	16

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Site Assessments

Sites 29-30.....	17
Sites 31-32.....	18
Sites 33-34	19
Sites 35-36	20
Sites 37-38	21
Sites 39-40	22
Sites 41-42	23
Sites 43-44	24
Sump 1-2	25
Sump 3-4.....	26
Sump 5-6.....	27
Sump 7-8.....	28
Sump 9-10.....	29
Sump 11-12.....	30
Site Map	31



Site Assessments

Pond 1

Comments:

Pond 1 looks great.

Previous treatments have maintained little to no new growth of invasive plants or weeds. Previous shoreline weed treatments have also resulted in little to no new growth observed. No issues were observed with algae, submersed weeds, or shoreline weeds.

Fountain was operational.



Pond 2

Comments:

Pond 2 looks good. This is one of the ponds recommended for stocking of the Triploid Grass Carp.

Previous treatments for algae and submersed weeds have slowed and controlled the amount of new growth observed on this pond. No issues were observed with algae, submersed weeds, or shoreline weeds. Pond 2 has seen a vast improvement of the past couple of months.



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Site Assessments

Pond 3

Comments:

Normal growth was observed.

A minimal amount of the submersed weed Slender Spike Rush was observed on pond 3 around the shoreline perimeter. This will be targeted during the upcoming visits. No issues were observed with algae or shoreline weeds.

This is one of the ponds recommended for stocking of the Triploid Grass Carp.



Pond 4

Comments:

Normal growth was observed.

A minimal amount of algae was observed. A one foot band of algae was observed in some areas of this pond. Algae will be targeted during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds.



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Site Assessments

Pond 5

Comments:

Normal growth was observed.

A minor amount of algae was observed around the shoreline perimeter in a few areas and will be targeted for treatment during the upcoming visits. No significant issues were observed with submersed weeds. Shoreline weeds were previously treated and positive results were observed.

This is one of the ponds recommended for stocking of the Triploid Grass Carp.



Pond 6

Comments:

Normal growth observed.

A very minimal amount of algae was observed on pond 6. This minor amount of algae will be targeted during the upcoming routine maintenance visits. No issues were observed with submersed weeds or shoreline weeds. This is one of the ponds recommended for stocking of the Triploid Grass Carp.

Fountain was operational.



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Site Assessments

Pond 7

Comments:

Normal growth was observed.

A very minimal new growth of algae and Slender Spike Rush was observed.

This will be targeted during the upcoming visit to help keep new growth to a minimum. Overall pond 7 still looks good and has improved very much compared to a few months ago. No issues were observed with shoreline weeds.



Pond 8

Comments:

Pond 8 looks good.

Previous algae treatments have shown positive results in reducing the algae present and minimizing new growth. No issues were observed with algae, submersed weeds, or shoreline weeds.

Fountain was operational.





Site Assessments

Pond 9

Comments:

Pond 9 looks good.

Previous algae treatments have shown positive results in reducing the algae and minimizing new growth. No significant issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and positive results were seen.

This is one of the ponds recommended for stocking of the Triploid Grass Carp.



Pond 10

Comments:

Pond 10 looks good.

The water level has dropped and is below a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds. Some undermining on concrete apron was observed. Recommend addressing this issue promptly with CDD Engineer since this sites water level fluctuates it could exaggerate this issue quickly.



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Site Assessments

Pond 11

Comments:

Normal growth was observed.

A very minimal amount of algae was observed. In a few small areas around the shoreline line bands of algae one foot or less were observed. This new algae growth will be targeted during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds.



Pond 12

Comments:

Pond 12 looks good.

This site is currently dry. Other than no water being present this site looks good and no issue in this site were observed. A potential issue that was observed was that the water feature above this pond has Watermeal. We will quickly determine how we can best address this issue.



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Site Assessments

Pond 13

Comments:

Normal growth was observed.

An extremely minimal amount of algae was observed. Overall pond 13 looks great, but a small patch of algae was observed. This will be targeted during routine visits to limit this new growth. No issues were observed with submersed weeds or shoreline weeds.



Pond 14

Comments:

Pond 14 looks good.

This pond continues to look good after the previous submersed weed and algae treatments. No significant issues were observed with algae, submersed weeds, or shoreline weeds. The shoreline weeds were also treated previously and positive results were seen.

This is one of the ponds recommended for stocking of the Triploid Grass Carp.



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Site Assessments

Pond 15

Comments:

Pond 15 looks good.

Previous treatments have targeted shoreline weed growth. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 16

Comments:

Pond 16 looks good.

Previous treatments have targeted shoreline weed growth. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 17

Comments:

Normal growth was observed. Overall pond 17 looks good. A minor amount of Slender Spike Rush was observed growing on the exposed sediment in various spots around the shoreline. Overall this new growth is minimal, and will be targeted during the upcoming visits to limited continued growth. No other issues were observed with algae or shoreline weeds. This is one of the ponds recommended for stocking of the Triploid Grass Carp.



Pond 18

Comments:

Normal growth was observed. Overall pond 18 looks good. A minor amount of Slender Spike Rush was observed growing on the exposed sediment in various spots around the shoreline. Overall this new growth is minimal and will be targeted during the upcoming visits. No other issues were observed with algae or shoreline weeds. This is one of the ponds recommended for stocking of the Triploid Grass Carp.



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Site Assessments

Pond 19

Comments:

Normal growth was observed. A minimal amount of Slender Spike Rush and algae were observed in a few locations around the shoreline perimeter. This new growth will be targeted for treatment. No other issues with shoreline weeds were observed. This is one of the ponds recommended for stocking of the Triploid Grass Carp.

Fountain was operational.



Pond 20

Comments:

Normal growth was observed. A very minimal amount of algae was observed. This new growth was limited to shoreline perimeter in just few spots growing no more than just a few inches off of the water's edge. This new growth will be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds.



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Site Assessments

Pond 21

Comments:

Normal growth was observed.

Overall pond 21 looks good. A very minimal amount of Planktonic algae was observed. This new growth will be targeted for treatment. Shoreline weeds were previously treated and show positive results. No issues were observed with submersed weeds or shoreline weeds.



Pond 22

Comments:

Normal growth was observed.

Over all pond 22 looks good. Only a few small patches of Slender Spike Rush were observed. This new growth will be targeted for treatment during the upcoming visits to prevent this growth from expanding. No issues were observed with algae or shoreline weeds.





Site Assessments

Pond 23

Comments:

Treatment in progress.

The previous treatment of Slender Spike Rush on this pond has resulted in this specific plant uprooting and floating in the pond. Most of the Slender Spike Rush is in the early stages of decomposition and will continue to decay. Follow up treatments will be performed to further accelerate this process.



Pond 24

Comments:

Pond 24 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds.

The water level has dropped to below a normal level. Shoreline weeds were previously treated in this pond and have shown positive results.



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Site Assessments

Pond 25

Comments:

Pond 25 looks good.

During today's inspection no issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and positive results were seen.



Pond 26

Comments:

Normal growth was observed.

Overall Pond 26 looks good. A very minimal amount of new algae growth was observed. This new growth was primarily in just one spot and in a very limited amount. This new growth will be targeted to keep new growth at a minimum. No issues were observed with submersed weeds or shoreline weeds.



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Site Assessments

Pond 27

Comments:

Pond 27 looks good.

Previous shoreline weed treatments were performed and positive results were observed. The water level has remained at a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 28

Comments:

Pond 28 looks great.

Shoreline weeds were previously treated and positive results were seen. No other issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained at a normal level.

This is one of the ponds recommended for stocking of the Triploid Grass Carp.

Fountain is operational.



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Site Assessments

Pond 29

Comments:

Pond 29 looks good.

Algae treatments were previously performed on this pond and have shown a reduction in new algae growth. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 30

Comments:

Pond 30 looks great.

Previously treated algae, submersed weeds, and shoreline weeds have all continued to show positive results. No issues were observed with algae, submersed weeds or shoreline weeds. The water level has slightly dropped on this pond.



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

Pond 31

Comments:

Pond 31 looks good.

The water level has dropped below a normal level again. Shoreline weeds were previously treated on this pond and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 32

Comments:

Pond 32 looks good.

The water level has dropped on pond 32 in comparison to last month's visit. This pond has continued to function as designed. Shoreline weeds were previously treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 33

Comments:

Pond 33 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has dropped and is below normal. Shoreline weed treatments were previously performed and positive results were seen.



Pond 34

Comments:

Normal growth was observed.

A very minimal amount of new algae growth was observed on pond 34. This new growth will be targeted for treatment. No significant issues were observed with submersed weeds or shoreline weeds.

This is one of the ponds recommended for stocking of the Triploid Grass Carp.



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Site Assessments

Pond 35

Comments:

Pond 35 looks good. Shoreline weeds were previously treated and have shown positive results. No other issues were observed with algae, submersed weeds, or shoreline weeds. The water level is just slightly below a normal level.



This is one of the ponds recommended for stocking of the Triploid Grass Carp.

Pond 36

Comments:

Pond 36 looks good. This site has continued to look good since the algae treatment was last performed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is at a normal level.



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Site Assessments

Pond 37

Comments:

Pond 37 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and have shown positive results. The undermining of the concrete inflow pipe on this pond still persists. Recommend repairing soon as this is a heavy structure and could be damaged if the undermining continues.



Pond 38

Comments:

Pond 38 looks good.

No issues were currently observed with algae, submersed weeds, or shoreline weeds.





Site Assessments

Pond 39

Comments:

Pond 39 looks great. Shoreline weeds were previously treated on this pond and the treatments have shown positive results. No other issues were observed with algae, submersed weeds, or shoreline weeds. The water level is just slightly below a normal level.



This is one of the ponds recommended for stocking of the Triploid Grass Carp.

Pond 40

Comments:

Pond 40 looks good. This pond continues to look good. The water level has slightly dropped. Shoreline weeds were previously targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 41

Comments:

Pond 41 looks good.

The wetland buffer side of the pond shoreline shows positive results from a shoreline weed treatment including Torpedograss. This pond continues to look good. The water level has remained at a normal level. No issues were observed with algae, submersed weed, or shoreline weeds.



Pond 42

Comments:

Pond 42 looks good.

Previously, a treatment for Slender Spike Rush was performed. Positive results were seen. The limited amount of remaining Slender Spike Rush is minimal and also in a state of decay. No other issues were observed with algae, submersed weeds, or shoreline weeds. This is one of the ponds recommended for stocking of the Triploid Grass Carp.





Site Assessments

Pond 43

Comments:

Pond 43 looks good.

This pond continues to look good. The water level has remained near a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and positive results were observed.



Pond 44

Comments:

Pond 44 looks good.

Algae growth was previously treated on this pond and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water has also remained at a normal level.



Site Assessments

Sump 1

Comments:

Normal growth was observed.

A minor amount of algae was observed on this site. Water is free to flow in and out as needed.



Sump 2

Comments:

Site looks good.

No issues were currently observed and water is free to flow in and out as needed.



Site Assessments

Sump 3

Comments:

Site looks good.

No issues were currently observed and water is free to flow in and out as needed.



Sump 4

Comments:

Site looks good.

No issues were currently observed and water is free to flow in and out as needed.



Site Assessments

Sump 5

Comments:

Site looks good.

No issues were currently observed and water is free to flow in and out as needed.



Sump 6

Comments:

Site looks good.

No issues were currently observed and water is free to flow in and out as needed.



Site Assessments

Sump 7

Comments:

Site looks good.

No issues were currently observed and water is free to flow in and out as needed.



Sump 8

Comments:

Normal growth was observed.

A minor amount of algae was observed on this site. Water is free to flow in and out as needed.



Site Assessments

Sump 9

Comments:

Site looks good.

No issues were currently observed and water is free to flow in and out as needed.



Sump 10

Comments:

Site looks good.

No issues were currently observed and water is free to flow in and out as needed.



Site Assessments

Sump 11

Comments:

Site looks good.

No issues were currently observed and water is free to flow in and out as needed.



Sump 12

Comments:

Site looks good.

No issues were currently observed and water is free to flow in and out as needed.



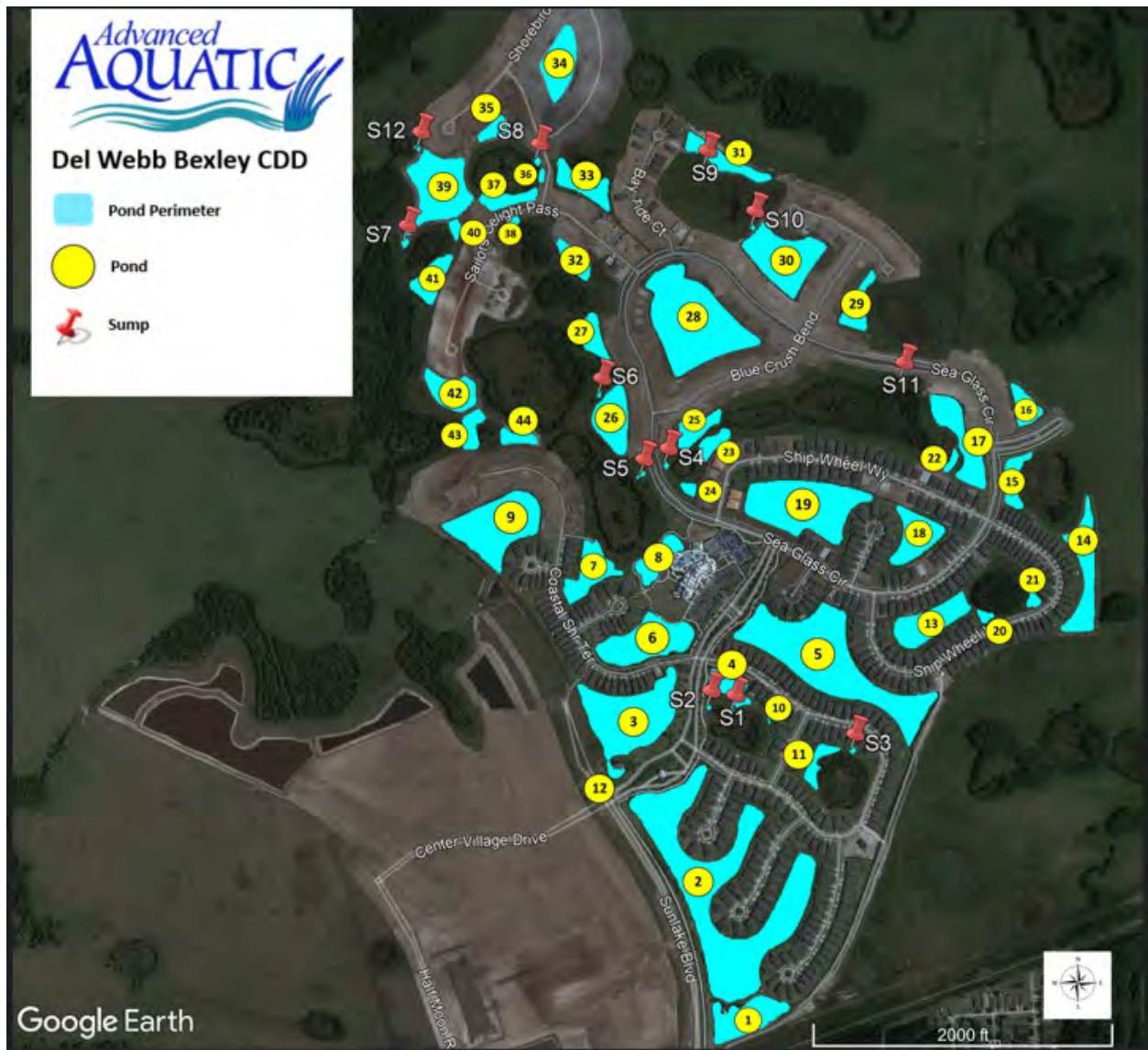


Del Webb Bexley CDD

Pond Perimeter

Pond

Sump





Del Webb Bexley CDD Monthly Lakes Report For
September 2025

	9/3/25				9/10/2025				9/17/2025				9/24/2025				9/29/22025				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.	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			
Pond 3														X			X				
Pond 4														X							
Pond 5																	X	X			
Pond 6	X	X			X	X	X														
Pond 7		X				X			ADDED BLUE DYE												
Pond 8	X	X	BLUE DYE						ADDED BLUE DYE								X				
Pond 9	X	X	BLUE DYE			X											X	X			
Pond 10		X																			
Pond 11	X	X				X							X	X	X						
Pond 12	X	X		X				X													X
Pond 13		X																			
Pond 14	X	X			X	X	X	X													
Pond 15		X				X													X		
Pond 16	X	X																	X		
Pond 17	X	X	BLUE DYE																		
Pond 18	X	X	BLUE DYE		X	X	X		ADDED BLUE DYE				ADDED BLUE DYE								
Pond 19	X	X			X	X	X														
Pond 20		X				X															
Pond 21		X				X															
Pond 22	X	X			X	X	X														
Pond 23						X			X	X											
Pond 24										X											
Pond 25						X				X											
Pond 26					X	X	X		X	X											
Pond 27						X				X											
Pond 28										X	BLUE DYE		ADDED BLUE DYE								
Pond 29	ADDED BLUE DYE								X	X	BLUE DYE										
Pond 30										X											
Pond 31						X			X	X											
Pond 32										X											
Pond 33						X			X	X											
Pond 34									X	X											
Pond 35									X	X											
Pond 36									X	X											
Pond 37						X			X	X											
Pond 38									X	X											
Pond 39										X											
Pond 40										X											
Pond 41						X				X											
Pond 42									X	X											
Pond 43										X				X							
Pond 44									X	X	BLUE DYE			X	BLUE DYE						
Sump 1									X	X											
Sump 2									X	X											
Sump 3										X											
Sump 4										X											
Sump 5										X											
Sump 6										X											
Sump 7									X	X											
Sump 8									X	X											
Sump 9										X											
Sump 10										X											
Sump 11										X											
Sump 12										X											

Tab 3



August 15, 2025

Del Webb Bexley CDD
C/O Rizzetta & Company, Inc
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
ATTENTION: MR. LYNN HAYES - DISTRICT MANAGER

Dear Lynn,

The anniversary date of **Del Webb Bexley CDD's** Advanced Aquatic Services waterway management program is November 1st, 2025. As per our previous discussion, please see attached renewal agreement.

The current monthly charge for **Del Webb Bexley CDD** is \$3,760.00 for pond maintenance. Your renewal contract price has been adjusted by \$564.00 per month. The new monthly charge for **Del Webb Bexley CDD** will be \$4,324.00 effective 11/1/2025.

Once approved, please sign and return the enclosed renewal contract.

We appreciate your business and look forward to another successful year ahead!

Sincerely,

Doug Agnew

Doug Agnew
Senior, Environmental Consultant

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



Proposal Date: 8/15/2025

ENVIRONMENTAL SERVICES RENEWAL AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

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

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage forty-four (44) ponds and twelve (12) sumps with a total shoreline of approximately 55,609 linear feet located at Del Webb Bexley CDD in Land O' Lakes, Florida.
- 2) A minimum of 48 inspections with treatment as required (at least 4 visits per month).
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Lakes:

Aquatic Weed and Algae Control	\$4,324.00
Shoreline Weed Control	Included
Management Reporting	Included
Total Monthly Investment	\$4,324.00

Payments shall be payable in equal and consecutive monthly installments of \$4,324.00

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Payment is required net thirty (30) days from invoice date.

- 4) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.
- 5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.
- 6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).
- 7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.

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lakes@advancedaquatic.com

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



Proposal Date: 8/15/2025

(Del Webb Bexley CDD, 2 of 2)

8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.

9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.

10) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.

11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.

14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.

15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

Jack R. Anderson, President
For: Advanced Aquatic Services, Inc.

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Start Date: 1/1/2026

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
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Tab 4



Triploid Grass Carp Mitigation Barrier

and

Triploid Grass Carp Stocking

Proposals For

Del Webb Bexley CDD



www.AdvancedAquatic.com

lakes@advancedaquatic.com

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

1-800-491-9621



ADVANCED AQUATIC SERVICES, Inc.
- TRIPLOID GRASS CARP MIGRATION BARRIER PROPOSAL-
Ponds: 3, 5, 6, 9, 14, 17, 18, 19, 28, 34, 35, 39, 42

September 25, 2025

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

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Install eleven (11) migration barriers at the outflow control structures located at **Ponds: 3, 5, 6, 9, 14, 17, 18, 19, 28, 34, 35, 39, 42.** Installation of migration barriers at designated outflow control structures to ensure containment of Triploid Grass Carp, in compliance with Florida Fish and Wildlife Conservation Commission (FWC) requirements.

Attached are maps, an example of the barrier, and photographs of the outflow structures for reference.

Total \$2,925.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

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lakes@advancedaquatic.com

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

Del Webb Bexley CDD

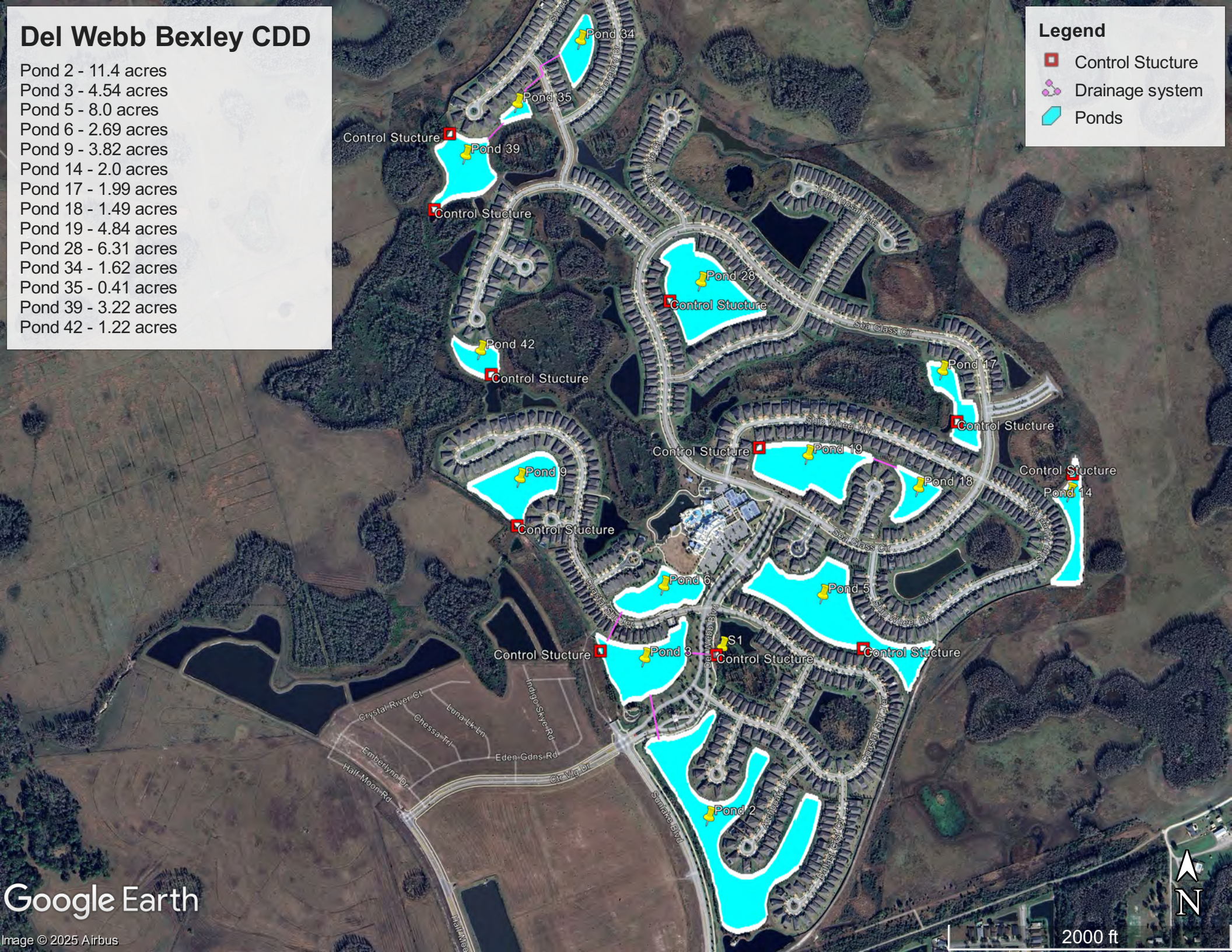
- Pond 2 - 11.4 acres
- Pond 3 - 4.54 acres
- Pond 5 - 8.0 acres
- Pond 6 - 2.69 acres
- Pond 9 - 3.82 acres
- Pond 14 - 2.0 acres
- Pond 17 - 1.99 acres
- Pond 18 - 1.49 acres
- Pond 19 - 4.84 acres
- Pond 28 - 6.31 acres
- Pond 34 - 1.62 acres
- Pond 35 - 0.41 acres
- Pond 39 - 3.22 acres
- Pond 42 - 1.22 acres

Legend

Control Stucture

Drainage system

Ponds



Example of a Carp Migration Barrier:

The image provided is for illustrative purposes only. Actual barrier designs may vary slightly depending on site-specific conditions and requirements.





OUTFLOW CONTROL STRUCTURE PHOTOS

Pond #3



Pond #3



Pond #5:



Pond #9:





Pond #14:



Pond #17:



Pond #19:



Pond #28:





Pond #39:



Pond #39:



Pond #42:



Tab 5



ADVANCED AQUATIC SERVICES, Inc.
- TRIPLOID GRASS CARP STOCKING PROPOSAL -
Ponds: 2, 3, 5, 6, 9, 14, 17, 18, 19, 28, 34, 35, 39, 42

September 25, 2025

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

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Supply and deliver of 600 Triploid Grass Carp (8-10" in length) to the following pond locations: **Ponds: 2, 3, 5, 6, 9, 14, 17, 18, 19, 28, 34, 35, 39, and 42.**

Unit Cost: \$15.00 per fish

Total Cost to Client: not to exceed \$9,000.00

Note: The final number of Triploid Grass Carp to be supplied will be determined by a Florida Fish and Wildlife Conservation Commission (FWC) Biologist following the inspection of installed mitigation barriers.

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

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lakes@advancedaquatic.com

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

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Tab 6

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** November 19, 2025 @ 1:00 PM

District Manager's Report

October 15

2025

FINANCIAL SUMMARY

8/31/2025

General Fund Cash & Investment Balance: \$220,091

Reserve Fund Cash & Investment Balance: \$75,782

Debt Service Fund Investment Balance: \$696,146

Total Cash and Investment Balances: \$992,019

General Fund Expense Variance: \$112,910 Under Budget

D
E
L

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Tab 8

Del Webb Bexley CDD

<HTTPS://DELWEBBBEXLEYCDD.VGLOBALTECH.COM/>

ADA & WCAG AUDIT SUMMARY REPORT

09-25-2025 – QUARTER 3 AUDIT RESULTS & REMEDIATION

CONDUCTED AND REMEDIATED BY:




Del Webb Bexley CDD

Audit Date: 25th September 2025

Audit Statue: **Passed**

Task List:	<ul style="list-style-type: none">● Audit● Remediate Issues● Check WordPress Version – Update if Necessary● Check Plugins Version – Update if Necessary● Issue Seal																
Issues:	<ul style="list-style-type: none">● Document title must not be blank● Figures and images in PDF documents should have non-blank ALT text, except for decorative images which should be marked as artifacts● PDFs must be tagged to be accessible by screen readers● The visual label must appear in the accessible name of links and controls.																
Remediation	<ul style="list-style-type: none">● Added document title in all PDF● Added ALT text to all PDF● All PDF documents have been tagged● Visual labels have been added																
Before ADA	<div><div>Report</div><div><div>SummaryIssuesPages</div><div>https://delwebbbexleycdd.vglobaltech.com/</div><div><div>AccessibilityCompatibilityStandardsUsability</div><p>This tab shows accessibility issues, indicating problems for older users, people with disabilities or accessibility needs. Automated testing cannot detect all accessibility issues, so should be used alongside human testing.</p><table><tr><th>Level</th><th>WCAG 2.1</th><th>Section 508 - 2017</th><th>Key</th></tr><tr><td>A</td><td>●</td><td>●</td><td>● Pages with level A issues are unusable for some people</td></tr><tr><td>AA</td><td>●</td><td>●</td><td>● Pages with level AA issues are very difficult to use</td></tr><tr><td>AAA</td><td></td><td></td><td>● Pages with level AAA issues can be difficult to use</td></tr></table><div><div>Level A</div><div>4 issues on 35 pages</div><div><div><div>▶ ●</div><div>Document title must not be blank.</div><div>WCAG 2.2 A F25 Section 508 (2017...</div><div>1 pages</div></div><div><div>▶ ●</div><div>Figures and images in PDF documents should have non blank ALT text, except for decorative images which should be marked as artifacts.</div><div>WCAG 2.2 A F65 Section 508 (2017...</div><div>2 pages</div></div><div><div>▶ ●</div><div>img elements must have an accessible name.</div><div>WCAG 2.2 A F65 Section 508 (2017...</div><div>1 pages</div></div><div><div>▶ ●</div><div>The visual label must appear in the accessible name of links and controls.</div><div>WCAG 2.2 A F96 Section 508 (2017...</div><div>32 pages</div></div></div></div></div></div></div>	Level	WCAG 2.1	Section 508 - 2017	Key	A	●	●	● Pages with level A issues are unusable for some people	AA	●	●	● Pages with level AA issues are very difficult to use	AAA			● Pages with level AAA issues can be difficult to use
Level	WCAG 2.1	Section 508 - 2017	Key														
A	●	●	● Pages with level A issues are unusable for some people														
AA	●	●	● Pages with level AA issues are very difficult to use														
AAA			● Pages with level AAA issues can be difficult to use														

- AUDIT RESULT HERE
- 1 document has signature issue



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Level

WCAG 2.1

Section 508 - 2017

Key

A

●

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● Pages with level A issues are unusable for some people

AA

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● Pages with level AA issues are very difficult to use

AAA

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● Pages with level AAA issues can be difficult to use

Level A

2 issues on 1 pages

▶ ●

Document title must not be blank.

[WCAG 2.1 AF25](#)
[Section 508 \(2017\) AF25](#)

1 pages

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[WCAG 2.1 AF65](#)
[Section 508 \(2017\) AF65](#)

1 pages

▶

Expand all 2 issues

- Passed WCAG and Section 508-2017
- Seal Dated 12/2025 has been issued

Tab 9

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, August 20, 2025, at 1:00 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
Dennis Bauld
Mario Delgado
Gerry Fezzuoglio

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Asst. Secretary
Board Supervisor, Asst. Secretary

Also present were:

Lynn Hayes
Ryan Dugan
Stephen Brletic
Doug Agnew

District Manager, Rizzetta & Co., Inc.
District Counsel, Kutak Rock
District Engineer, BDI Engineering
Representative, Advanced Aquatics

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order and performed roll call confirming that a quorum was present. The meeting commenced at 1:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member commented about the overgrown Wetland conversation area behind the audience member house. Mr. McDermott addressed the concern. Another audience member commented regarding the Advanced Aquatic Waterway Inspection report and had questions regarding the pictures of the report and commented about the overgrown wetland conversation area. Another member commented from the Del Webb Bexley Homeowners Association Board regarding communication to the Homeowners Association regarding the Del Webb Bexley Community Development District. Mr. Hayes and Mr. McDermott addressed the comment. Another audience commented on the process of pond bank erosion and projects being completed and wanted an update on Pond 2 erosion.

An audience member commented on the Del Webb Bexley Community Development District to attend a Homeowners Association meeting, Mr. Hayes addressed the comment and directed the audience member to the website and use that information as a resource about the Del Webb Bexley Community Development District.

THIRD ORDER OF BUSINESS

Public Hearing on Fiscal Year 2025-2026 Budget

On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors, Opened the Public Hearing on the Fiscal Year 2025-2026 Final Proposed Budget for the Del Webb Bexley Community Development District.

An audience member commented about the Operations and Maintenance and Debt Service Assessments and the District Manager explained what these were, how they are paid, and this is included in their tax assessment bill in November from the tax collector's office.

On a motion from, Mr. McDermott seconded by, Mr. Bauld with all in favor, the Board of Supervisors Closed the Public Hearing on the Fiscal Year 2025-2026 Final Proposed Budget for the Del Webb Bexley Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06
Approving Fiscal Year 2025-2026
Final Budget**

Mr. Hayes presented and reviewed Resolution 2025-06 to the Board of Supervisors.

On a motion from, Mr. McDermott seconded by, Mr. Delgado with all in favor, the Board of Supervisors adopted Resolution 2025-06 Approving the Fiscal Year 2025-2026 Final Budget for the Del Webb Bexley Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2025-2026 Assessments**

On a motion from Mr. McDermott, seconded by Mr. Delgado, with all in favor, the Board of Supervisors, Opened the Public Hearing on the Fiscal Year 2025-2026 Assessments for the Del Webb Bexley Community Development District.

On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors, Closed the Public Hearing on the Fiscal Year 2025-2026 Assessments for the Del Webb Bexley Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07
Levying O&M Assessment for Fiscal
Year 2025-2026**

Mr. Hayes presented Resolution 2025-07 Levying Operations & Maintenance Assessments for the Fiscal Year 2025-2026.

On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors, adopted Resolution 2025-07, Levying Operations & Maintenance Assessments for Fiscal Year 2025/2026 for the Del Webb Bexley Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-08
Setting the Fiscal Year 2025-2026
Meeting Schedule**

Mr. Hayes presented the Resolution 2025-08, Setting the Fiscal Year 2025/2026 Meeting Schedule.

On a motion from Mr. McDermott, seconded by Mr. Delgado, with all in favor, the Board of Supervisors, adopted Resolution 2025-08, Setting the Fiscal Year 2025-2026 Meeting Schedule for the Del Webb Bexley Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Rizzetta
District Management Services Contract**

Mr. Hayes presented the Rizzetta District Management Services Contract to the Board of Supervisors.

On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors, approved Rizzetta District Management Services Contract in the amount of \$65,531.00 annually which is \$4,992.08 monthly (Total Standard On-going Services) for the Del Webb Bexley Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of 2024-2025
Goals & Objectives Report**

Mr. Hayes presented the 2024-2025 Goals & Objectives Report to the Board of Supervisors and explained that this report is for Board Performance Measures/Standards and is the Annual Reporting form for Fiscal Year 2024-2025 based on House Bill 7013 law requirements that all Community Development District Boards must complete annually.

On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors, approved the 2024-2025 Goals & Objectives Report for the Del Webb Bexley Community Development District.

TENTH ORDER OF BUSINESS

**Wetland Buffer Area Maintenance
Proposals**

Mr. Hayes presented the three proposals to the Board of Supervisors. The Board of Supervisors tabled the 3 proposals for the monthly Wetland Buffer Area Maintenance. The Board of Supervisors held a discussion to do the Wetland Maintenance on a case-by-case basis and perhaps completed by the Homeowners Association and the Del Webb Bexley Community Development District landscape vendor. Mr. Dugan reviewed with the Board of Supervisors the requirements for Wetland and monitoring maintenance. Mr. Brletic informed the Board of Supervisors how the Wetland Maintenance plates are on the property appraisers website and anyone can assess this information which will show property ownership and boundary lines adjacent to the Wetland property. The Board of Supervisors requested Mr. Brletic to provide a quote to prepare a map to show the Homeowners Association and the Del Webb Bexley Community Development District property ownership and boundary lines adjacent to the Wetland property to Mr. Hayes and Mr. McDermott to approve. Mr. Brletic will provide the Homeowners Association and the Del Webb Bexley Community Development District map to show property ownership and boundary lines adjacent to the Wetland property that can be used at a future date to get revised Wetland Buffer Area Maintenance proposals for the Del Webb Bexley Community Development District to maintain the Del Webb Bexley Community Development District owned property and the Homeowners Association can use the same map to get their own proposal for the Homeowners Association.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Mr. Agnew presented his report. The Board of Supervisors requested that Mr. Agnew provide Mr. Hayes and Mr. McDermott with a quote to review, approve, and install the Triploid grass carp migrations barriers in November or December. Mr. Agnew noted to the Board of Supervisors that January or February would be an ideal time to stock additional Triploid grass carp at selected stormwater ponds determined and provided by Florida Fish and Wildlife.

B. District Counsel

Mr. Dugan provided the Board of Supervisors with an update on the Bud Bexley Parkway Road extension. Mr. Dugan will monitor the project's progress and will keep the Board of Supervisors informed of the County's actions and advise whether the project will impact the Del Webb Bexley Community Development District.

C. District Engineer

Mr. Brletic presented his memorandum and reports on the stormwater pond 2 following dewatering. He provided a narrative outlining the erosion issues from the initial dewatering through the present for the developer to fix a mitered end section in pond 2. Mr. Hayes commented to the Board of Supervisors that he had a conference call with Mr. McDermott, Mr. Brletic and Mr. Dugan to discuss this matter and as requested Mr. Brletic provided an updated report showing the erosion damage at pond 2 as of August 4,

2025. Mr. Hayes sent an email on August 15, 2025 when the report was received to the developer requesting a follow-up to the email sent to Pulte on May 23, 2025 and their reply was that they would not complete any further repairs. Mr. Hayes requested that they review Mr. Brletic opinion that the dewatering activity caused the damaged noted in the report. Also noted that the license agreement between the Del Webb Bexley Community Development District and the Developer provides that the developer will be responsible for damages caused during the control structure repair project. Mr., Hayes sent his email to ask whether the developer instead of performing the repairs will be contributing funds to the Del Webb Bexley Community Development District so that the district can hire its own contractor to perform the work. Mr. Hayes stated that he would like to share this information to the Board of Supervisors so they can decide the next steps Mr. Brletic outlined options to address the Pond 2 erosion issues and recommended that the Board of Supervisors should consider working with him to prepare a scope of work for the Pond 2 erosion repairs in October or November. Mr. Brletic further advised that if approved the repairs should be completed no later than June 15, 2026.

D. District Manager

Mr. Hayes presented his report. Mr. Hayes reminded the Board that the next regular meeting will be on September 17, 2025, at 4:00 p.m. Mr. Hayes informed the Board of Supervisors that we received the 2nd quarter website site compliance report, and the district passed all ADA Website Accessibility and Florida Statutes 189.069 requirements.

On a motion from, Mr. McDermott seconded by, Mr. Bauld with all in favor, the Board of Supervisors approved to cancel the September 17, 2025 Meeting for Del Webb Bexley Community Development District.

Mr. Hayes informed the Board of Supervisors that the next Del Webb Bexley Community Development District meeting will be October 15, 2025 at 1:00 p.m.

TWELFTH ORDER OF BUSINESS

**Consideration of the Minutes of
the Board of Supervisors Meeting
held on May 21, 2025**

On a motion from Mr. Delgado, seconded by Mr. McDermott, with all in favor, the Board of Supervisors approved the May 21, 2025 Meeting Minutes as presented for the Del Webb Bexley Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Ratification Operation & Maintenance
Expenditures for May 2025 & June
2025 & July 2025**

On a motion from Mr. Delgado, seconded by Mr. McDermott, the Board ratified the (\$33,295.77) May 2025 Operation & Maintenance Expenditures & (\$14,739.35)

Reserve Expenditures for May 2025, (\$18,594.30) June 2025, (\$26,721.58) July 2025 for the for Del Webb Bexley Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Bauld inquired that the fountain at Pond 1, noting that it was not working and that the breakers had been turned off. Mr. Bauld has been investigating who has access to these breakers. It was suggested to follow up with Dan Bell from the Homeowners Association. Mr. McDermott also commented on the sod and grass installed with the prototype at Pond 17 by Marimba and encouraged residents to view the completed project.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Delgado, seconded by Mr. McDermott, the Board of Supervisors approved to adjourn the meeting at 2:55 p.m., for the Del Webb Bexley Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 10

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 August 2025 For Board Approval

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

The total items being presented: **\$11,161.56**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Del Webb Bexley Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 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.	100096	10559983	Monthly Lake Maintenance 08/25	\$ 3,760.00
Advanced Aquatic Services, Inc.	100096	10560074	Installed Pickerelweed, Duck Potatoes & Blue Flag Irises at	\$ 600.00
Brletic Dvorak, Inc.	100099	2051	Engineering Services 07/25	\$ 1,050.00
Dennis M Bauld	100100	DB082025	Board of Supervisors Meeting 08/20/25	\$ 200.00
George W McDermott	100101	GM082025	Board of Supervisors Meeting 08/20/25	\$ 200.00
Gerry Fezzuoglio	100102	GF082025	Board of Supervisors Meeting 08/20/25	\$ 200.00
Mario Delgado	100103	MD082025	Board of Supervisors Meeting 08/20/25	\$ 200.00
Rizzetta & Company, Inc.	100095	INV0000101182	District Management Fees 08/25	\$ 4,783.75
The Observer Group, Inc.	100097	25-01587P	Legal Advertising 08/25	\$ 85.31
VGlobal Tech	100098	7549	ADA Website Maintenance 08/25	<u>\$ 82.50</u>

Report Total

\$ 11,161.56

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

8/1/2025
10559983
\$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
8/31/2025

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



\$3,760.00

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

7/31/2025
10560074
\$600.00

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
8/30/2025

Installed 160 Pickerelweed, 160 Duck Potatoes and 80 Blue Flag Irises at Pond #17 Completed 7/28/25	600.00
--------------------------------------------------------------------------------------------------------	--------

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

RECEIVED
07-31-2025

\$600.00

Brletic Dvorak Inc
536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

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

INVOICE 2051
DATE 07/31/2025
TERMS Net 30
DUE DATE 08/30/2025

PROJECT NAME
Del Webb Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[July 25 - July 31]	5:00	210.00	1,050.00

BALANCE DUE **\$1,050.00**

Pay invoice



Del Webb Bexley COMMUNITY DEVELOPMENT DISTRICT
Jun-25

	HOURS	RATE	PERSON	TOTAL
CDD Activities				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing, Misc. Emails to DM/Board	0.50	\$210	S. Brletic	\$105.00
Pond 2 Site Visit Per DM Request, Reporting, Call	4.50	\$210 \$120	S. Brletic K. Wagner	\$945.00 \$0.00
INVOICE TOTAL	5.00			\$1,050.00

Del Webb Bexley CDD

Meeting Date: August 20, 2025

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 type="checkbox"/>	<input type="checkbox"/>
Dennis Bauld	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mario Delgado	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gerry Fezzuoglio	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(*) Does not get paid

RECEIVED
08-21-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:00 PM
Meeting End Time:	2:55 PM
Total Meeting Time:	1 hour & 55 minutes
Time Over 3 Hours:	<input checked="" type="checkbox"/>
Total at \$175 per Hour:	<input checked="" type="checkbox"/>

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	<input checked="" type="checkbox"/>
Additional or Continued Meeting?	<input type="checkbox"/>
Total at \$175 per Hour:	\$0.00
Business Mileage Round Trip	<input checked="" type="checkbox"/>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

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

Invoice

Date	Invoice #
8/2/2025	INV0000101182

Bill To:

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

Services for the month of	Terms	Client Number
August	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> <div>RECEIVED</div> <div>07-30-2025</div> </div>	Subtotal		\$4,783.75
	Total		\$4,783.75

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01587P

Date 08/01/2025

Attn:
Del Webb Bexley CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01587P

\$85.31

Notice of Public Hearing

RE: Del Webb Bexley Board of Supervisors Meeting on August 20, 2025

Published: 8/1/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$85.31

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
07-31-2025

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 20, 2025
TIME: 1:00 p.m.
LOCATION: Del Webb Bexley Clubhouse
19265 Del Webb Blvd.
Land O'Lakes, Florida 34638

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 Ph: (813) 994-1001 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://delwebbbexleycdd.org>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager
Lynn Hayes
August 1, 2025

25-01587P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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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 # 7549

DATE 08/01/2025

DUE DATE 08/01/2025

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
08-01-2025