



Rizzetta & Company

Del Webb Bexley Community Development District

**Board of Supervisors' Meeting
January 21, 2026**

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

www.delwebbexleycdd.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) 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.DELWEBBEXLEYCDD.ORG

January 13, 2026

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, January 21, 2026, 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 tentative agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A. Ratification of Berger Toombs Audit Engagement Letter** Tab 1
- 4. STAFF REPORTS**
 - A. Aquatics Update**
 - i. Presentation of Aquatic Report** Tab 2
 - B. District Counsel**
 - C. District Engineer**
 - D. District Manager**
 - i. Presentation of District Managers Report** Tab 3
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 19, 2025** Tab 4
 - B. Ratification of Operation & Maintenance Expenditures for November 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) 994-1001.

Sincerely,

Lynn Hayes

Lynn Hayes
District Manager

Tab 1



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950
772/461-6120 // 461-1155
FAX: 772/468-9278

November 12, 2025

Del Webb Bexley Community Development District
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit Del Webb Bexley Community Development District's, (the "District"), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Del Webb Bexley Community Development district and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America ("GAAS") and *Government Auditing Standards* issued by the Comptroller General of the United States ("GAS") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart

Del Webb Bexley Community Development District

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2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

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2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
 - c. Additional information that we may request from management for the purpose of the audit; and

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- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.

Del Webb Bexley Community Development District

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Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

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3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$3,800 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

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Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

Del Webb Bexley Community Development District

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Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Del Webb Bexley Community Development District

November 12, 2025

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Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

Del Webb Bexley Community Development District
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Electronic Signatures and Counterparts

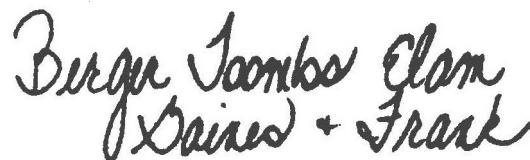
This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,



BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Maritza Stonebraker, CPA

Confirmed on behalf of the addressee:

Sign: Lynn Hayes

Title: District Manager, Rizzetta & Company

Date: 12-15-2025



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of

November 30, 2022

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL

and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.



Bodine Perry

(BERGER_REPORT22)



BodinePerry
Certified Public Accountants & Advisors

**ADDENDUM TO ENGAGEMENT LETTER
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
DATED NOVEMBER 12, 2025**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**RIZZETTA & COMPANY
3434 COLWELL AVE, SUITE 200
TAMPA, FL 33614
PHONE: 813.533.2950**



Auditor: _____

District: Del Webb Bexley Community Development District

Title: Director

By: George McDermott
George McDermott (Dec 15, 2025 11:16:25 EST)

Date: November 12, 2025

Title: Chairman

Date: 12/15/2025

Pages from Del Webb Bexley CDD 2025 Eng

Final Audit Report

2025-12-15

Created:	2025-12-15
By:	Joanne Thiessen (jthiessen@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACjwyGNrJZLTqFfzu9kG2OCHta8noqCsy

"Pages from Del Webb Bexley CDD 2025 Eng" History

-  Document created by Joanne Thiessen (jthiessen@rizzetta.com)
2025-12-15 - 4:14:13 PM GMT
-  Document emailed to George McDermott (gmcdermottcdd@yahoo.com) for signature
2025-12-15 - 4:14:17 PM GMT
-  Email viewed by George McDermott (gmcdermottcdd@yahoo.com)
2025-12-15 - 4:15:12 PM GMT
-  Document e-signed by George McDermott (gmcdermottcdd@yahoo.com)
Signature Date: 2025-12-15 - 4:16:25 PM GMT - Time Source: server
-  Agreement completed.
2025-12-15 - 4:16:25 PM GMT



Adobe Acrobat Sign

Tab 2



Del Webb Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

12/19/2025

Prepared for:

Del Webb

Community Development District

Prepared by:

Jacob Adams- Project Manager & Biologist

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



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Site Assessments

Pond 1

Comments:

Pond 1 looks great.

The water level has increased recently and is closer to a normal level. No issues were observed with algae, submersed weeds or shoreline weeds. Previously the shoreline perimeter and exposed sediment were targeted for shoreline weeds and Torpedograss. Positive results were seen from those treatments.

Fountain is operational.



Pond 2

Comments:

Pond 2 continues to look good.

This is one of the ponds recommended for stocking of the Triploid Grass Carp. Previous treatments have targeted invasive growth of Torpedograss, Slender Spike Rush and other invasive shoreline weeds on the exposed sediment. Results continue to be seen. The water level has increased to near normal levels. Both fountains were operational.



Site Assessments

Pond 3

Comments:

Pond 3 looks good.

The water level is currently at a normal level. The submersed weed, Slender Spike Rush, has continued to be targeted on this pond and a further reduction has been seen. No issues were observed with algae, submersed weeds, or shoreline weeds. This is one of the ponds recommended for stocking of the Triploid Grass Carp.



Pond 4

Comments:

Pond 4 looks good.

The previously exposed sediment on pond 4 was targeted for a minimal amount of Torpedograss and positive results were seen. A minimal amount of Algae and Slender Spike Rush were also previously treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The pond's water level is near a normal level.



Site Assessments

Pond 5

Comments:

Pond 5 looks good. Previously, this pond was treated for algae and submersed Slender Spike Rush. Positive results and a reduction were seen. Only trace amounts of algae and Slender Spikerush remain. This remaining amount of algae will continue to be targeted for treatment. This is one of the ponds recommended for stocking of the Triploid Grass Carp.



Pond 6

Comments:

Pond 6 looks good. A minimal amount of submersed Slender Spike Rush was previously targeted for treatment. Positive results and a reduction were seen. No issues were observed with shoreline weeds, algae, or submersed weeds. This is one of the ponds recommended for stocking of the Triploid Grass Carp. The fountain was operational.



Site Assessments

Pond 7

Comments:

Pond 7 looks good.

Previous treatments have targeted a amounts of Torpedograss and Slender Spike Rush on the exposed sediment. No issues were observed with algae, submersed weeds, or shoreline weeds. This pond level has increased, but remains below a normal level. This is one of the ponds recommended for stocking of the Triploid Grass Carp.



Pond 8

Comments:

Pond 8 looks good.

Previously, this pond was treated for a minimal amount of algae, Torpedograss, and Slender Spike Rush. Positive results and a reduction were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.

The fountain was operational.



Site Assessments

Pond 9

Comments:

Pond 9 looks good.

A minimal amount of algae, submersed Slender Spike Rush, and Torpedograss were targeted for treatment on this pond. Positive results and a reduction were seen. No issues were observed during this visit with algae, submersed weeds, or shoreline weeds. 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 increased on pond 10, but still remains lower than the normal level. No issues were observed with algae, submersed weeds, or shoreline weeds. Some undermining on concrete apron has continued to progress. Recommend addressing this issue promptly with CDD Engineer since as this site's water level fluctuates it could exacerbate this issue.



Site Assessments

Pond 11

Comments:

Pond 11 looks good.

A minimal amount of algae and Torpedograss were targeted for treatment on pond 11. Positive results and a reduction were seen. The water level has increased. A few erosion areas are present along the shoreline perimeter.



Pond 12

Comments:

Pond 12 looks good.

The native vegetation is continuing to do well despite the minimal water. A very minimal amount of Torpedograss was targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, shoreline weeds or floating weeds. The small area where pond 11 connects to pond 3 has a washout area from when the water feature was pumped out and into these two sites.



Site Assessments

Pond 13

Comments:

Pond 13 looks good.

Torpedograss and shoreline weeds were previously treated on this pond and positive results were seen in the exposed sediment area. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained below normal. A few minor erosion areas were observed.



Pond 14

Comments:

Pond 14 looks good.

Seasonal amounts of algae and Slender Spike Rush were previously treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds on the exposed sediment. This is one of the ponds recommended for stocking of the Triploid Grass Carp. Some erosion around the shoreline perimeter is present.



Site Assessments

Pond 15

Comments:

Pond 15 looks good.

Previously the exposed sediment was treated for Torpedograss and exposed Slender Spike Rush. Positive results and a reduction were observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased but remains below normal.



Pond 16

Comments:

Pond 16 looks good.

Minimal amounts of shoreline weed growth continue to be targeted on the exposed sediment. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased, but remained low.



Site Assessments

Pond 17

Comments:

Pond 17 looks good.

The water level has increased to a normal level. Previously the exposed sediment was treated for exposed Slender Spike Rush. Positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. This is one of the ponds recommended for stocking of the Triploid Grass Carp.



Pond 18

Comments:

Pond 18 looks good.

Slender Spike Rush was previously treated both below the water surface and on the exposed sediment and positive results have been seen. A trace amount of algae was observed and will be targeted for treatment during the upcoming visits. The water level has increased to a normal level. This is one of the ponds recommended for stocking of the Triploid Grass Carp.



Site Assessments

Pond 19

Comments:

Pond 19 looks good.

Previous treatments continued to target the remaining Slender Spike Rush. These treatments have shown positive results in their reduction. No issues were observed with algae, submersed weeds, or shoreline weeds. This is one of the ponds recommended for stocking of the Triploid Grass Carp.



The fountain was operational.

Pond 20

Comments:

Pond 20 looks good.

The exposed sediment on the shoreline was previously treated for a minimal amount of Torpedograss and shoreline weed growth. Positive results from treatment were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased to slightly below a normal level.



Site Assessments

Pond 21

Comments:

Pond 21 looks good.

This pond was previously treated for a trace amount of algae and

Torpedograss. Positive results and a reduction were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has slightly increased, but remains low.

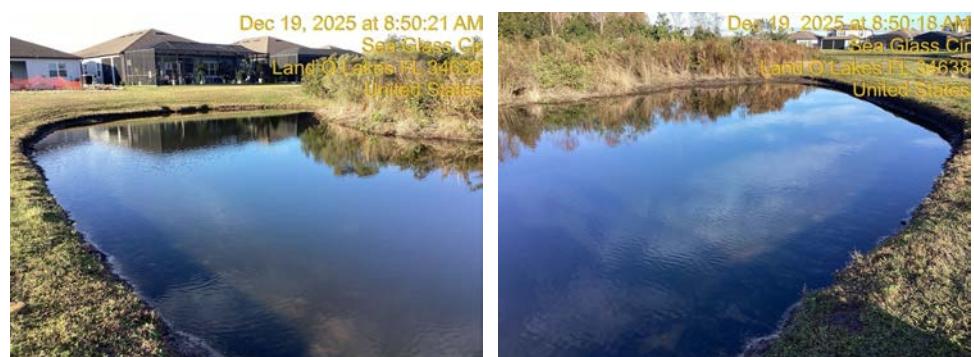


Pond 22

Comments:

Pond 22 looks good.

A trace amount of Torpedograss was previously targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased to a normal level.



Site Assessments

Pond 23

Comments:

Treatment in progress.

Slender Spike Rush and Algae treatments have continued. Positive results and a major reduction was observed recently. These treatments will continue to target these growths until further reduced. No issues were observed with shoreline weeds. The water level had increased to a normal level.



Pond 24

Comments:

Pond 24 looks good.

The exposed sediment on the shoreline for pond 24 was targeted for minimal Torpedograss and other shoreline weeds. This pond has continued to look good and no issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased and is slightly below normal.



Site Assessments

Pond 25

Comments:

Pond 25 looks good.

This pond continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. The exposed sediment was previously treated for Torpedograss and other shoreline weeds. The water level has increased to a normal level.



Pond 26

Comments:

Pond 26 looks good.

A very minimal amount of algae and Slender Spike Rush growth was previously treated. Positive results and a reduction were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased to a normal level.



Site Assessments

Pond 27

Comments:

Pond 27 looks good.

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

Pond 27 continues to look great.

Previous shoreline weed treatments were performed and positive results were observed. The water level has increased to a normal level.



Pond 28

Comments:

Pond 28 looks good.

The exposed sediment was previously treated for Torpedograss, Slender Spike Rush and other aquatic weeds. Positive results and a reduction were seen. No other issues were observed with algae, submersed weeds, or shoreline weeds.

The water level has slowly continued to drop on this pond. This is one of the ponds recommended for stocking of the Triploid Grass Carp.

The fountain was operational.



Site Assessments

Pond 29

Comments:

Pond 29 looks good.

The previous algae treatments and pond dye application have been successful at minimizing any algae growth. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased to slightly below normal.



Pond 30

Comments:

Pond 30 looks good.

The exposed sediment was previously treated for Torpedograss and other shoreline weeds and positive results were seen. A trace amount of decaying Torpedograss was observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased to slightly below normal.



Site Assessments

Pond 31

Comments:

Pond 31 looks good.

Previously this pond was targeted for a trace amount of algae, exposed Slender Spike Rush, and Torpedograss. Positive results and a reduction were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased but remained at a low level.



Pond 32

Comments:

Pond 32 looks good.

The water level on pond 32 has increased but remained low. Shoreline weeds were previously treated and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



Site Assessments

Pond 33

Comments:

Pond 33 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased to near a normal level. The exposed sediment was previously treated for Torpedograss and other shoreline weeds and positive results were seen.



Pond 34

Comments:

Pond 34 looks good.

The exposed sediment was previously treated for Torpedograss and other aquatic weeds. The water level has increased to a normal level. No 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 35

Comments:

Pond 35 looks good.

Shoreline weeds (including Slender Spike Rush) and Torpedograss were previously treated and have shown positive results. No other issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased to a normal level. This is one of the ponds recommended for stocking of the Triploid Grass Carp.

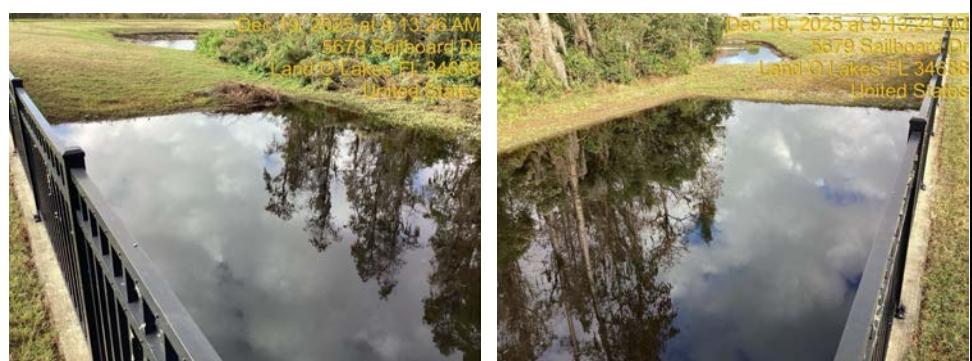


Pond 36

Comments:

Pond 36 looks good.

Previously a trace amount of shoreline weeds and Torpedograss were targeted for treatment. Positive results have been seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is at a normal level.



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 this 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. This pond has continued to function as designed.



Site Assessments

Pond 39

Comments:

Pond 39 looks good. A minimal amount of Torpedograss, Slender Spike Rush and shoreline weeds were previously treated on the exposed sediment. No issues were observed with algae, submersed weeds, or shoreline weeds. This pond has increased to 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 increased. Shoreline weeds were previously targeted for treatment on the exposed sediment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



Site Assessments

Pond 41

Comments:

Pond 41 looks good.

The exposed sediment around the shoreline was previously treated for a minimal amount of Torpedograss and shoreline weeds. Positive results were observed from this treatment. No issues were observed with algae, submersed weed, or shoreline weeds. The water level has increased.



Pond 42

Comments:

Pond 42 looks good.

Previous treatments have targeted shoreline weeds and Torpedograss on the exposed sediment. Positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weed. The water level has increased to a normal level.



Site Assessments

Pond 43

Comments:

Pond 43 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. Treatments have continued to target a minimal amount of Torpedograss and shoreline weed growth on the exposed sediment. Positive results continue to be seen on this pond. The water level has increased to a normal level.



Pond 44

Comments:

Pond 44 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. Past treatments targeted algae and Slender Spike Rush and since then this pond has remained clear of both. The water level has increased to a normal level.





Waterway Inspection Report | Page 25

Site Assessments

Sump 1

Comments:

Site looks good.

No issues were currently observed and 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.



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Waterway Inspection Report | Page 26

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.



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Waterway Inspection Report | Page 27

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.



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Waterway Inspection Report | Page 28

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:

Site looks good.

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



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Waterway Inspection Report | Page 29

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. Erosion observed under concrete apron.



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Waterway Inspection Report | Page 30

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:

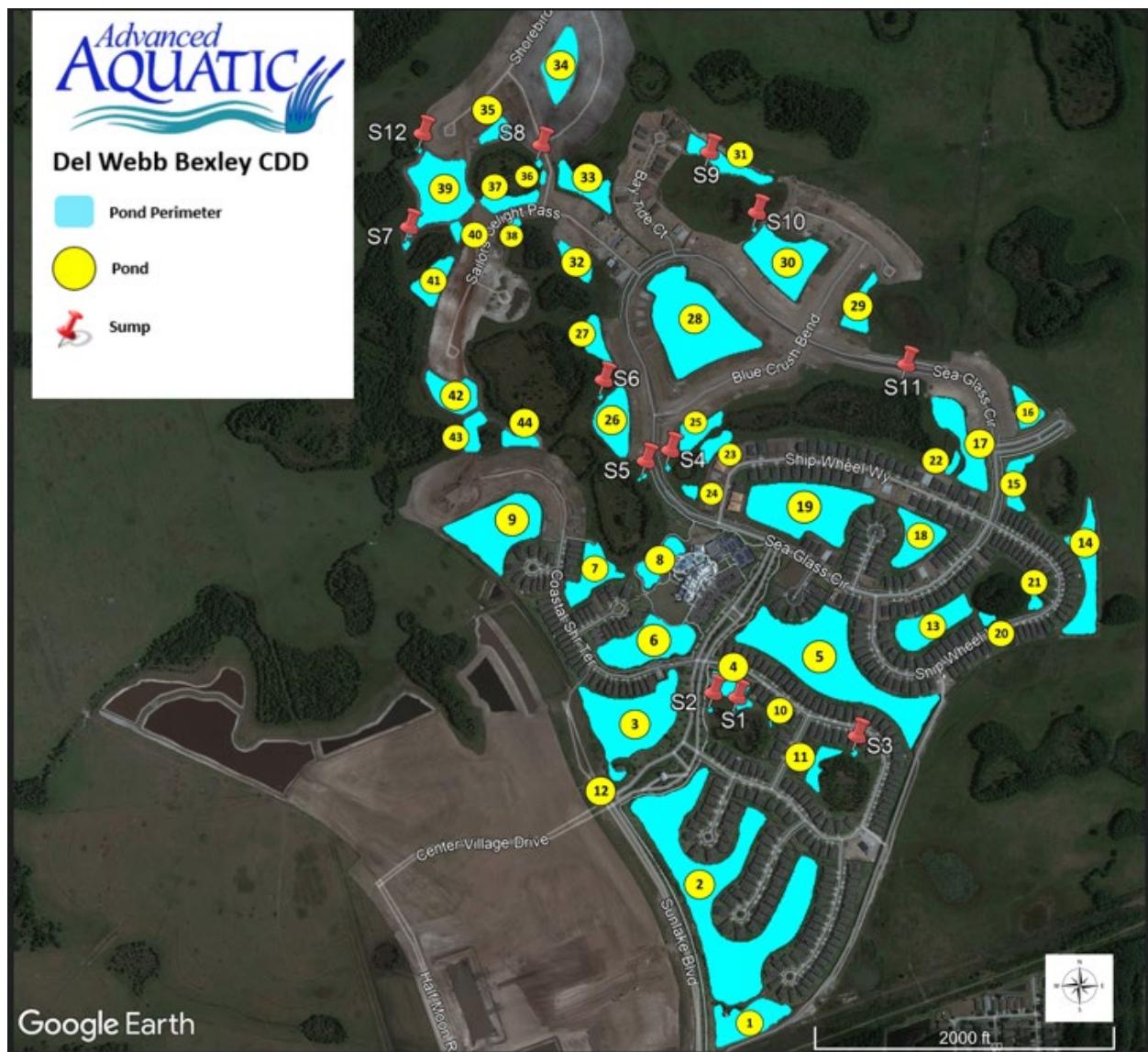
Site looks good.

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



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**Del Webb Bexley CDD Monthly Lakes Report For
December 2025**

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

Tab 3



UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** February 18, 2026 @ 4:00 PM
- **Next Election:** The term expires for Thomas Eurell Seat 1 & Dennis Bauld Seat 2 and are scheduled for the General Election in November 2026. The qualifying period for Board candidates will be from Noon June 8, 2026 to Noon June 12, 2026. Newly elected Board members for each seat will have a 4-year term and assume office on the second Tuesday following the General Election on November 3, 2026.

District Manager's Report

January 21

2026

FINANCIAL SUMMARY

10/31/2025

General Fund Cash & Investment Balance:	\$168,404
Reserve Fund Cash & Investment Balance:	\$76,271
Debt Service Fund Investment Balance:	<u>\$709,551</u>
Total Cash and Investment Balances:	\$954,226

General Fund Expense Variance: \$10,384 Under Budget

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, November 19, 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
Thomas Eurell
Mario Delgado

Board Supervisor, 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 (Via Phone)
District Engineer, BDI Engineering
Representative, Advanced Aquatics**

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order, conducted roll call, and verified that a quorum was present. The meeting commenced at 1:03 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Audience members addressed the Board stating they would like a monthly email blast sent out regarding the meeting and commented about the wetland invasive plants. Another member attended the meeting to learn more about the CDD pond 2 erosion project.

THIRD ORDER OF BUSINESS

Consideration of RFP for Pond Erosion Project

The District Engineer presented the rough draft exhibits under separate cover and discussion ensued with the Board for the pond 2 erosion request for proposal. The District Engineer emailed the rough draft exhibits to the District Manager during the meeting, and he forwarded them to the Board and District Counsel. The Board asked questions about where vendors would access the pond 2 project, store materials and equipment, and provide aquatic plants specifications and suggestions to install in the water only (Board will

51 have to choose aquatic plants) and the District Engineer will add this information to the
52 request for proposal manual. If any new discharge pipes are needed the District Engineer
53 will make sure the vendor has them drain into the pond. The District Engineer will have
54 vendors provide proposals for all 3 options discussed. The District Engineer advised the
55 Board that the request for proposal package/scope should be ready the 1st or 2nd week of
56 December and after working with the District Manager and District Counsel to finalize, then
57 the District Manager will circulate it to the Board, District Counsel, and District Manager.
58

59 Mr. Hayes requested a motion to approve the Pond Erosion Repair Services
60 request for proposal project public notice advertisement, evaluation criteria, instructions
61 to the proposers, and the updated timeline presented under separate cover for the Del
62 Webb Bexley Community Development District in substantial form.
63

64 On a motion from Mr. Eurell, seconded by Mr. McDermott, with all in favor, the Board of
65 Supervisors, approved the Pond Erosion Repair Services request for proposal project
66 public notice advertisement and evaluation criteria instructions to proposers, and
67 updated the timeline presented under separate cover, for the Del Webb Bexley
68 Community Development District.

69 Mr. Hayes requested a motion to approve the Pond Erosion Repair Services
70 request for proposal project manual for the Del Webb Bexley Community Development
71 District in substantial form and authorize Board Supervisor Gerry Dezzuoglio to work with
72 the District Engineer on this project.
73

74 On a motion from Mr. Eurell, seconded by Mr. McDermott, with all in favor, the Board of
75 Supervisors, approved the Pond Erosion Repair Services RFP Project Manual for Del
76 Webb Bexley in substantial form and authorize Board Supervisor Gerry Fezzuoglio to
77 work with the District Engineer on this project for the Del Webb Bexley Community
78 District.

79 **FOURTH ORDER OF BUSINESS**

80 **Discussion of Advanced Aquatic
81 Triploid Grass Carp Contract**

82 Board asked the aquatic vendor questions about this Board approved aquatic triploid
83 grass carp contract and aquatic weekly reports provided at a prior Del Webb Bexley
84 Community District meeting and.

85 **FIFTH ORDER OF BUSINESS**

86 **Consideration of Resolution 2026-01;
87 General Elections 2026**

88 The District Manager presented Exhibit A to the resolution under separate cover,
89 read it to the Board and it will be attached to the meeting minutes. The District Manger
90 highlighted to the Board that the qualifying period for candidates for the office of
91 Supervisor of the Del Webb Bexley Community Development District ("District") will
92 commence at noon on June 8, 2026 and close at noon on June 12, 2026 and this
93 information will be added to the monthly District Manager report.
94

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
November 19, 2025 - Minutes of Meeting
Page 3

95 Mr. Hayes requested a motion to adopt Resolution 2026-01 for the 2026 Del
96 Webb Bexley Community Development District.
97

98 On a motion from Mr. Eurell, seconded by Mr. McDermott, with all in favor, the Board of
99 Supervisors, adopted the Resolution 2026-01; for the 2026 Del Webb Bexley
100 Community Development District.

101 **SIXTH ORDER OF BUSINESS**

Staff Reports

104 **A. Aquatics Update**

105 Mr. Hayes presented his report to the Board of Supervisors. No questions to bring
106 back to him.
107

108 **B. District Counsel**

109 Mr. Dugan mentioned to the Board that the District Manager received a notice for a
110 claim about injuries that happened on sidewalk in the community. District Counsel
111 told the Board that the Del Webb Bexley Community Development District does not
112 own the community sidewalks or roads, the Del Webb Bexley Homeowners
113 Association owns them. The claim letter received names the Del Webb Bexley
114 Homeowners Association and District Counsel will prepare a response to the claim
115 letter and provide to the attorney that sent it and to the District Manager to share
116 with the Board. The Board asked the District Manager to add the following to the
117 meeting minutes: Board Supervisor Thomas Eurell asked District Counsel about
118 the SB 378 to end the requirement that Community Development District Boards
119 must set goals and objectives every year and post on the Del Webb Bexley
120 Community Development District website and District Counsel stated that this will
121 be discussed during the legislative sessions and SB378 not been passed as a law
122 yet. Board Supervisor Thomas Eurell asked District Counsel about dog leash law
123 as some people believe it is not necessary, and District Counsel advised the Board
124 that all should follow Pasco County regulations required on Del Webb Bexley
125 Community Development and Del Webb Bexley Homeowners Association owned
126 property.
127

128 **C. District Engineer**

129 Mr. Brletic report regarding the update of Pond 2 Erosion was discussed under
130 Consideration of request for proposal for Pond Erosion Project (third order of
131 business).
132

133 **D. District Manager**

134 i. Presentation of District Manager Report.

135 Mr. Hayes presented his report.
136

137 ii. Presentation of Website Compliance Report.

138 Mr. Hayes reminded the Board that the next regular meeting will be
139 December 17, 2025, at 4:00 p.m. and discussed a motion to cancel the
140 December 17, 2025 meeting.
141

142 Mr. Hayes informed the Board of Supervisors that we received the 3rd quarter
143 website site compliance report, and the district passed all ADA Website
Accessibility and Florida Statues 189.069 requirements.

144
145
146
147

On a motion from Mr. Eurell, seconded by Mr. McDermott, with all in favor, the Board of Supervisors approved the cancellation of the December 17, 2025 meeting for the Del Webb Bexley Community Development District.

148
149
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156

SEVENTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on October 15, 2025

Mr. Hayes requested a motion to approve the October 15, 2025 Regular BOS meeting minutes for the Del Webb Bexley Community Development District.

On a motion from Mr. McDermott, seconded by Mr. Eurell, with all in favor, the Board of Supervisors approved the October 15, 2025 Meeting Minutes as presented for the Del Webb Bexley Community Development District.

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EIGHTH ORDER OF BUSINESS

Ratification Operation & Maintenance Expenditures for September 2025 and October 2025

Mr. Hayes reviewed September 2025 (\$20,131.25) and October 2025 (\$32,681.23) Operations & Maintenance Expenditures for the Del Webb Bexley Community Development District.

On a motion from Mr. McDermott, seconded by Mr. Eurell, the Board ratified the September 2025 (\$20,131.25) and October 2025 (\$32,681.23) Operation & Maintenance Expenditures, for the Del Webb Bexley Community Development District.

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NINTH ORDER OF BUSINESS

Supervisor Requests

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Mr. Delgado asked for any updates from Pulte. Both District Manager and District Counsel responded with no updates available.

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Mr. Eurell asked if Pulte provided details of mitered and repairs and replaced sidewalks, District Manager responded not to him but will check with the District Engineer.

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TENTH ORDER OF BUSINESS

Adjournment

175

On a motion from Mr. McDermott, seconded by Mr. Eurell, the Board of Supervisors adjourned the meeting at 3:07 p.m., for the Del Webb Bexley Community Development District.

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RESOLUTION 2026-01

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

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

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

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Thomas Eurell, and Seat 2, currently held by Dennis Bauld, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

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

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

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

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

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

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

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

PASSED AND ADOPTED this 19th day of November 2025.

**DEL WEBB BEXLEY COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary / Assistant Secretary



G. M. DeMatteo
Chair/Vice Chair, Board of Supervisors

EXHIBIT A

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Del Webb Bexley Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 14236 6th Street, Suite 200, Dade City, Florida 33526; Ph: (352) 521-4302. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Del Webb Bexley Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

**[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE
START OF THE QUALIFYING PERIOD]**

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.delwebbexleycdd.org

Operation and Maintenance Expenditures November 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$14,532.12**

Approval of Expenditures:

 Chairperson

 Vice Chairperson

 Assistant Secretary

Del Webb Bexley Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	100129	10561231	Monthly Lake Maintenance 11/25	\$ 3,760.00
Brletic Dvorak, Inc.	100130	2182	Engineering Services 10/25	\$ 2,940.00
Kutak Rock, LLP	100131	3598914	Legal Services 06/25	\$ 350.50
Kutak Rock, LLP	100131	3654295	Legal Services 08/25-09/25	\$ 2,407.04
Rizzetta & Company, Inc.	100128	INV0000104458	District Management Fees 11/25	\$ 4,992.08
VGlobal Tech	100132	7855	Website Maintenance 11/25	\$ 82.50
Report Total				<u>\$ 14,532.12</u>

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

11/1/2025
10561231
\$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
12/1/2025

Monthly Lake Maintenance.

3,760.00

***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

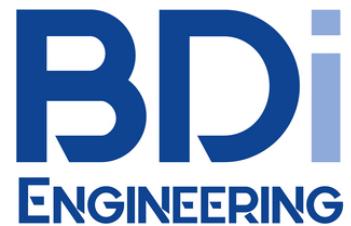
Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

RECEIVED
10-24-2025

\$3,760.00

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 2182
DATE 10/31/2025
TERMS Net 30
DUE DATE 11/30/2025

PROJECT NAME
Del Webb Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[October 03 - October 07]	12:00	120.00	1,440.00
Project Manager	[October 15 - October 31]	5:00	210.00	1,050.00
Project Engineer	[October 16]	3:00	150.00	450.00

BALANCE DUE

\$2,940.00



Del Webb Bexley COMMUNITY DEVELOPMENT DISTRICT
Oct-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing, Misc. Emails to DM/Board	5.00	\$210	S. Brletic	\$1,050.00
Wetland Buffer Review per DM Request		\$210	S. Brletic	\$0.00
	12.00	\$120	K. Wagner	\$1,440.00
Ownership Map with Wetland Buffers		\$210	S. Brletic	\$0.00
	3.00	\$150	S. Brletic	\$450.00
		\$80	S. Ferguson	\$0.00
INVOICE TOTAL		20.00		\$2,940.00

K U T A K R O C K L L P
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

July 30, 2025

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

Invoice No. 3598914
6223-1

Re: General Counsel

For Professional Legal Services Rendered

06/03/25	R. Dugan	0.50	152.50	Review Fiscal Year 2026 budget documents; correspondence regarding same
06/04/25	D. Wilbourn	0.40	76.00	Prepare Fiscal Year budget documents
06/07/25	R. Dugan	0.20	61.00	Correspondence regarding supervisor email addresses
06/24/25	R. Dugan	0.20	61.00	Review revised draft of budget notice from district manager; correspondence regarding same
TOTAL HOURS		1.30		
TOTAL FOR SERVICES RENDERED				\$350.50
TOTAL CURRENT AMOUNT DUE				<u>\$350.50</u>

K U T A K R O C K L L P**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

November 6, 2025

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

Invoice No. 3654295
6223-1

Re: General Counsel

For Professional Legal Services Rendered

08/02/25	M. Rigoni	0.10	30.50	Review applicability of worker's compensation statute to supervisors
08/07/25	R. Dugan	0.60	183.00	Review agenda package and prepare for board meeting; conference with district manager regarding same
08/13/25	R. Dugan	0.50	152.50	Conference with district staff regarding pond 2 erosion
08/15/25	R. Dugan	0.20	61.00	Review competitive bidding thresholds; correspondence with staff regarding same
08/19/25	R. Dugan	0.50	152.50	Conference and correspondence regarding county's Bud Bexley Parkway expansion project
08/20/25	R. Dugan	5.00	1,525.00	Attend board meeting; travel for same; conferences and correspondence regarding same
08/21/25	R. Dugan	0.10	30.50	Review district manager meeting recap report
09/06/25	L. Whelan	0.10	33.00	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same

PRIVILEGED AND CONFIDENTIAL

ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Del Webb Bexley CDD
November 6, 2025
Client Matter No. 6223-1
Invoice No. 3654295
Page 2

09/10/25	R. Dugan	0.20	61.00	Correspondence regarding board meeting protocol and presentations
09/23/25	R. Dugan	0.20	61.00	Review unaudited financial statements
TOTAL HOURS		7.50		
TOTAL FOR SERVICES RENDERED				\$2,290.00
DISBURSEMENTS				
Travel Expenses				117.04
TOTAL DISBURSEMENTS				<u>117.04</u>
TOTAL CURRENT AMOUNT DUE				\$2,407.04
UNPAID INVOICES:				
July 30, 2025		Invoice No. 3598914		350.50
TOTAL DUE				<u>\$2,757.54</u>

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

Invoice

Date	Invoice #
11/2/2025	INV0000104458

Bill To:

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

Description	Services for the month of		Client Number
	November	Upon Receipt	
Accounting Services	1.00	\$1,743.08	\$1,743.08
Administrative Services	1.00	\$432.08	\$432.08
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$341.00	\$341.00
Management Services	1.00	\$1,949.25	\$1,949.25
Website Compliance & Management	1.00	\$110.00	\$110.00
RECEIVED 10-30-2025		Subtotal	\$4,992.08
		Total	\$4,992.08

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 # 7855
DATE 11/01/2025
DUE DATE 11/01/2025
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

Pay invoice