



Rizzetta & Company

Del Webb Bexley Community Development District

**Board of Supervisors' Meeting
June 17, 2026**

**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) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, FL – 813-994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
WWW.DELWEBBBEXLEYCDD.ORG

June 9, 2026

Board of Supervisors
Del Webb Bexley
Community Development District

FINAL 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, June 17, 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 final agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A. Cease and Desist LetterTab 1
- 4. STAFF REPORTS**
 - A. Aquatics UpdateTab 2
 - B. District Counsel
 - C. District Engineer
 - i. Discussion of Wetland Conservation Maintenance
 - D. District Manager
 - i. Presentation of District Managers ReportTab 3
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Audit Meeting held on March 18, 2026.....Tab 4
 - B. Consideration of the Minutes of the Board of Supervisors' Budget Workshop Meeting held on March 18, 2026.....Tab 5
 - C. Consideration of the Minutes of the Audit Committee Meeting held on May 20, 2026Tab 6
 - D. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 20, 2026.....Tab 7
 - E. Ratification of Operation & Maintenance Expenditures for April 2026.....Tab 8
- 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

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

June 5, 2026

Via Overnight Delivery

William and Janet Schmitt
5828 Shorebird Branch
Land O'Lakes, Florida 34638


Re: Del Webb Bexley Community Development District – Cease and Desist

Dear Residents:

My firm serves as the District Manager of the Del Webb Bexley Community Development District (the “District”), which is a special purpose unit of local government that operates and maintains public infrastructure improvements within the Del Webb Bexley community. The District owns and is responsible for the maintenance of the Wetland Area (Tract B4, DEL WEBB BEXLEY PHASE 4, Plat Book 86, Pages 47-59, of the Official Records of Pasco County, Florida). This area is also governed by a conservation easement in favor of the Southwest Florida Water Management District (“SWFWMD”). I’ve enclosed a copy for your review.

It has come to the District’s attention that you have cleared vegetation within the Wetland Area. Documentation and photos of the incidents are enclosed herein. As the conservation easement provides, the clearing of native vegetation is not allowed. Please be advised that your activities may violate SWFWMD, Florida Department of Environmental Protection (“FDEP”), Pasco County and/or United States Army Corps of Engineers (“USACE”) regulations. The District will fully cooperate with all of the above parties in their review of this matter. To the extent the District incurs any costs or liability as a result of your actions, the District will seek full indemnification.

This letter shall serve as a notification of the District’s demand that you immediately cease and desist from all clearing of native vegetation within the Wetland Area. If you would like to discuss this matter further, please contact me at LHayes@rizzetta.com. Nothing in this letter shall be construed as a waiver of any rights the District may have against you with respect to this matter.

Sincerely,

Lynn Hayes
District Manager

Enclosures

cc: Ryan Dugan, District Counsel (via e-mail)
Stephen Brletic, District Engineer (via e-mail)
Chair, District Board of Supervisors (via e-mail)

Complaint Inspection Form and Photographs
REGULATORY SUPPORT BUREAU
INSPECTION/INVESTIGATION REPORT PHOTOGRAPHS

Inspector: Toth, Jeff

Date: 06/03/2026

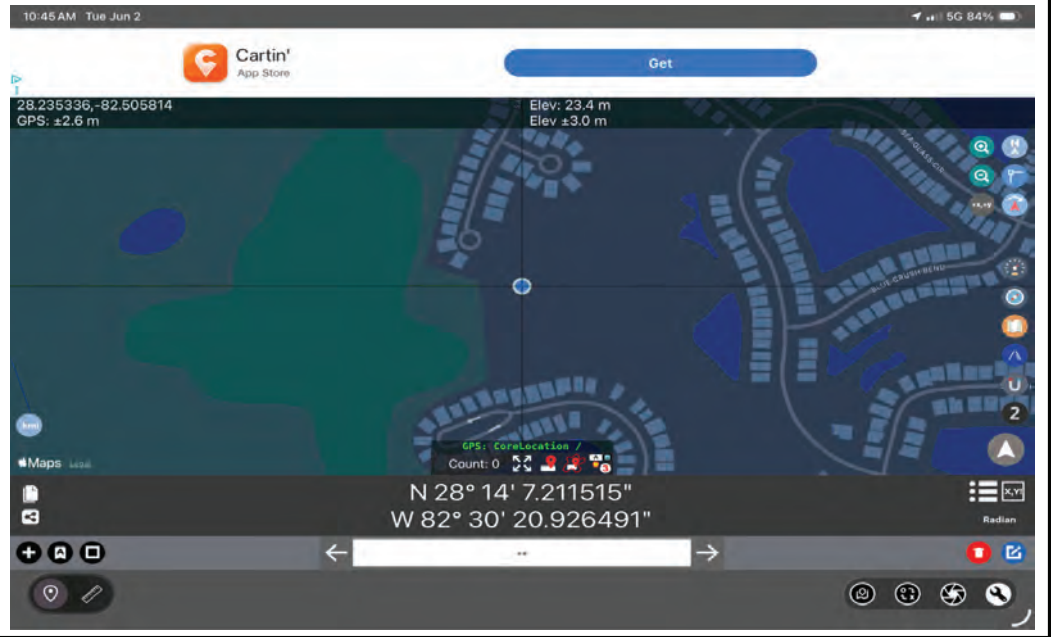
Permit/CT#: 13740 . / 445409

DETAILED COMMENTS

The complainant showed me the area in the wetland where someone from the neighborhood has cut a trail through the wetland to walk his dogs. There is video and pictures of the man doing the work. I took GPS points and photos to show it does go through the wetland area. I was told the HOA has spoken with the man that did other work previously about doing things like this around the neighborhood. I will forward to Kim Dymond to look more into and see what she would like to do with the complaint.

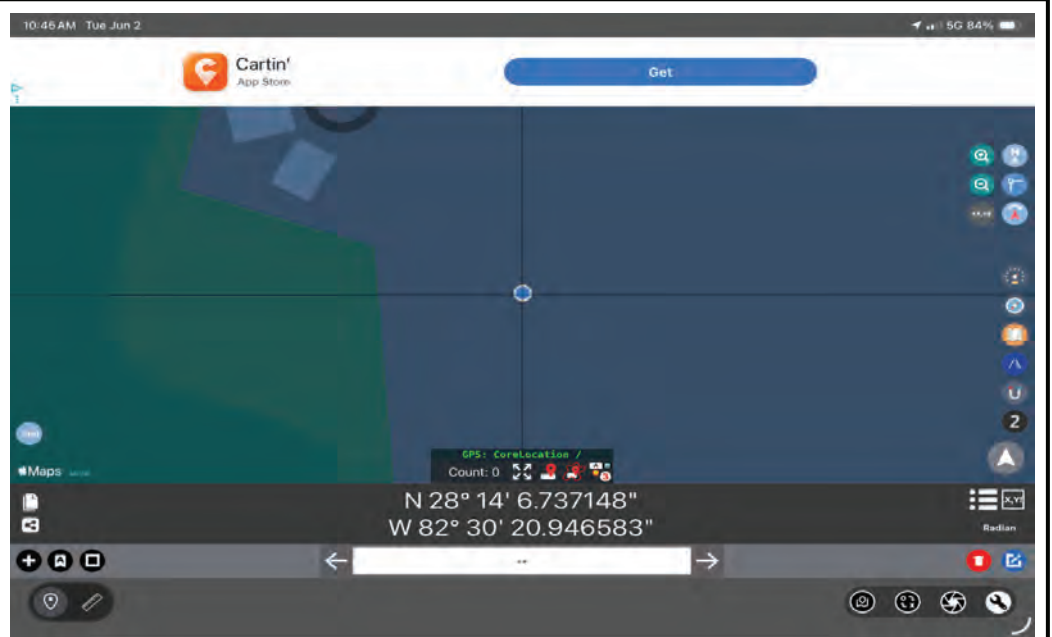
Comments:

Photos of the trail in the wetland and GPS from the trail.



Comments:

Photos of the trail in the wetland and GPS from the trail.



Comments:

Photos of the trail in the wetland and GPS from the trail.



Comments:

Photos of the trail in the wetland and GPS from the trail.



Comments:

Photos of the trail in the wetland and GPS from the trail.



Comments:

Photos of the trail in the wetland and GPS from the trail.



Comments:

Photos of the trail in the wetland and GPS from the trail.



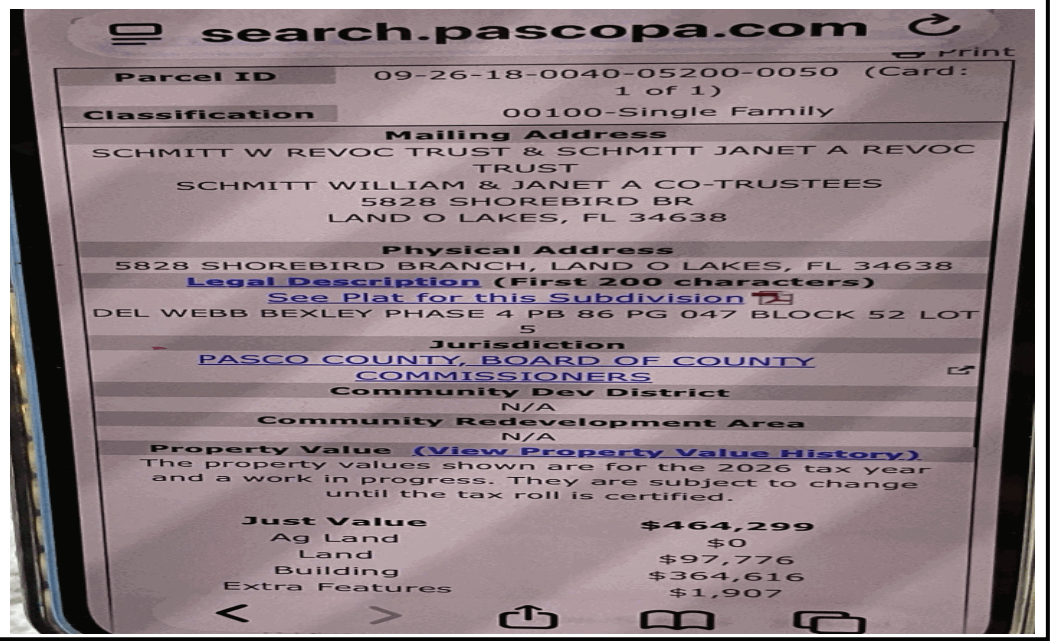
Comments:

Photos of the trail in the wetland and GPS from the trail.



Comments:

Photos are of the man who did the work and his information and address.



Comments:

Photos are of the man who did the work and his information and address.



Comments:

Photos are of the man who did the work and his information and address.



Comments:

Photos are of the man who did the work and his information and address.



Tab 2



Del Webb Community Development District Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

5/5/2026

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



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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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

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 1-225

Sump 3-4.....26

Sump 5-6.....27

Sump 7-8.....28

Sump 9-10.....29

Sump 11-12.....30

Site Map 31

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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 1

Comments:

Normal growth observed.

A minimal amount of submersed Slender Spike Rush was observed in the shallow perimeter areas. This new growth will be targeted for treatment during the upcoming visits. The exposed sediment continues to be targeted for aquatic weed and invasive grass growth. The water level remains low.



Pond 2

Comments:

Normal growth observed.

Minimal new growth of submersed Slender Spike Rush and Chara was observed in small, sparse patches in the shallow areas at the waterline. The exposed sediment around the perimeter continues to be targeted for aquatic weed and invasive grass growth. Erosion repairs were in progress during this inspection.



Site Assessments

Pond 3

Comments:

Normal growth observed.

Very minimal amounts of algae were observed in the shallow perimeter areas just below the water surface. This will be targeted for treatment during the upcoming visits. Previous treatments of the exposed sediment has minimized new growth of aquatic weeds and invasive grasses. The water level has remained low.



Pond 4

Comments:

Pond 4 continues to look good.

Previous treatments of the exposed sediment have resulted in minimal to no new growth of aquatic weeds and invasive grasses. No issues were observed with algae or submersed weeds. The pond's water level has remained low.



Site Assessments

Pond 5

Comments:

Normal growth observed.

A minimal amount of submersed Slender Spike Rush, algae growth, and floating/decaying Slender Spike Rush were observed around the shoreline perimeter. These will continue to be targeted for treatment until further reduced. The exposed sediment shows positive results from previous treatments.



Pond 6

Comments:

Normal growth observed.

A minor amount of submersed Slender Spike Rush growth was observed around the shoreline perimeter. Previous treatments for aquatic weeds and invasive grasses along the exposed sediment, have maintained minimal to no new growth.



Site Assessments

Pond 7

Comments:

Pond 7 continues to look good.

Past treatments for algae, Slender Spike Rush, aquatic weeds, and invasive grasses continue to show positive results. Minimal to no new growth was observed. The water level continued to drop and remains low.



Pond 8

Comments:

Pond 8 looks good.

Aquatic weed and invasive grass treatments were previously performed on the exposed sediment. These treatments targeted minimal amounts of Torpedogras and other invasive shoreline weeds. Positive results continue to be seen from this. No other issues were observed on pond 8.



Site Assessments

Pond 9

Comments:

Normal growth observed.

A minimal amount of submersed and exposed Slender Spike Rush growth was observed on Pond 9. Treatments will be applied to this pond to continue to target new growth. No other issues were observed on pond 9 and looks good overall.



Pond 10

Comments:

Pond 10 looks good.

Although pond 10 is currently dry, no issues with new growth were observed on this site. The undermining around the inflow structure and minor erosion in this area is still present.



Site Assessments

Pond 11

Comments:

Pond 11 looks good.

Torpedograss and other aquatic weeds were targeted for treatment on the exposed sediment previously. Positive results and a reduction were seen. The water level has continued to drop and remains low. A few erosion areas (see photo on right) are present along the shoreline perimeter.



Pond 12

Comments:

Pond 12 looks good.

Previously a minimal amount of Torpedograss targeted for treatment and positive results were seen. Currently the pond is nearly dry. The native Bulrush continues to look great even with the dry conditions.



Site Assessments

Pond 13

Comments:

Pond 13 continues to look good.

Aquatic weeds and invasive grasses were previously treated on this pond and positive results were seen along the exposed sediment. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low. A few minor erosion areas were observed.



Pond 14

Comments:

Normal growth observed.

A sparse amount of new submersed Slender Spike Rush and algae growth was observed on pond 14. This new growth will be targeted for treatment. No issues were observed with algae or shoreline weeds. Aquatic weeds and invasive grasses were previously treated along the exposed sediment. Several erosion areas are present along the shoreline.



Site Assessments

Pond 15

Comments:

Pond 15 looks good.

Previously the exposed sediment was treated for a minimal amount of aquatic weeds and invasive grasses. Positive results and a reduction were observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has continued to drop and remains low.



Pond 16

Comments:

Pond 16 looks good.

The exposed sediment along the shoreline perimeter was previously treated for aquatic weeds and invasive grasses. Minimal to no new growth was observed in this area. The water level has continued to drop and remains low.



Site Assessments

Pond 17

Comments:

Normal growth observed.

A minimal amount of submersed Slender Spike Rush was observed on pond 17. This new growth will be targeted for treatment during the upcoming visits. No issues with aquatic weeds or invasive grasses were observed on the exposed sediment as they were previously treated.



Pond 18

Comments:

Pond 18 continues to look good.

Positive results continue to be seen from past treatments performed on this pond. Previous treatments have targeted minimal Algae and Slender Spike Rush growth as well as aquatic weeds and invasive grasses. The water level has reduced and is at a low level. No other issues were observed.



Site Assessments

Pond 19

Comments:

New growth observed.

A minimal amount of submersed and exposed Slender Spike Rush growth was observed mostly limited to the western shoreline. This new growth will be targeted for treatment during the upcoming visits. The water level has continued to drop and is at a low level.



Pond 20

Comments:

Pond 20 looks good.

The exposed sediment has continued to be targeted for minimal new growth of aquatic weeds and invasive grasses. Positive results have also been observed from these treatments. No issues were observed during this visit other than the very low water level.



Site Assessments

Pond 21

Comments:

Pond 21 looks good.

This pond was previously treated for a minimal amount of aquatic weeds or invasive grasses.. Positive results and a reduction were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has continued to drop and remains at a low level.



Pond 22

Comments:

Treatment in progress.

Submersed Slender Spike Rush growth was previously treated in this pond. Positive results have been seen and the remaining Slender Spike Rush is decaying. Pond dye has been utilized in this pond to aid in minimizing new algae growth while the decomposition process continues. No other issues were observed.



Site Assessments

Pond 23

Comments:

Treatment in progress.
Aquatic herbicidal treatment applications have continued to target the Slender Spike Rush. This growth was previously treated and the growth that is present is decomposing. We will research incorporating additional treatment alternatives or additives that will aid in accelerating the decomposition process of this decaying growth.



Pond 24

Comments:

The exposed sediment on the shoreline for pond 24 was targeted for minimal aquatic weeds and invasive grasses. This pond has continued to look good and no issues were observed with algae, submersed weeds, or shoreline weeds. The water level is low and has continued to drop.



Site Assessments

Pond 25

Comments:

Pond 25 looks good.

This pond continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. The exposed sediment was previously treated for aquatic weeds and invasive grasses. The water level has dropped and is at a low level.



Pond 26

Comments:

Pond 26 looks good overall.

A very minimal amount of decaying Slender Spike Rush was observed. Previously the exposed sediment was treated for minimal amounts of aquatic weeds and invasive grasses. Positive results continue to be seen.



Site Assessments

Pond 27

Comments:

Pond 27 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Previous aquatic weed and invasive grass treatments were performed and positive results were observed. The water level continues to drop and remains at a low level.



Pond 28

Comments:

Pond 28 looks good.

The exposed sediment was previously treated for aquatic weeds, exposed Slender Spike Rush and invasive grasses. Positive results and a reduction were seen. No other issues were observed with algae, submersed weeds, or shoreline weeds. The water level has continued to drop and is at a low level.



Site Assessments

Pond 29

Comments:

Normal growth observed.

A sparse amount of submersed Slender Spike Rush growth was observed. This new minimal growth will be targeted for treatment during the upcoming visit. The exposed sediment was previously treated for aquatic weeds and invasive grasses. Positive results were seen. The water level has continued to drop and remains low.



Pond 30

Comments:

Pond 30 looks good.

Previous treatments have been successful in reducing and minimizing new growth of aquatic weeds, algae and invasive grasses. No issues were currently observed with algae, submersed weeds, or shoreline weeds. The water level has remained low.



Site Assessments

Pond 31

Comments:

Pond 31 looks good.

Previously this pond was targeted for a trace amount of aquatic weeds and invasive grasses. Positive results and a reduction were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has continued to drop and remains at a low level.



Pond 32

Comments:

Pond 32 looks good.

Previous treatments targeted a minimal amount aquatic weeds and invasive grasses. A reduction and positive results were seen. The water level has remained low and some minor erosion areas were observed. 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 is low. The exposed sediment was previously treated for aquatic weeds and invasive grasses. Positive results were seen. Some areas of minor erosion were present.



Pond 34

Comments:

Pond 34 looks good.

The exposed sediment was previously treated for aquatic weeds and invasive grasses. The water level is low. No issues were observed with algae, submersed weeds, or shoreline weeds.



Site Assessments

Pond 35

Comments:

Pond 35 looks good.

Minimal amounts of aquatic weeds and invasive grasses were previously treated and have shown positive results. No other issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained at a near normal level.



Pond 36

Comments:

Pond 36 looks good.

No issues were observed on this site with invasive vegetation. This site is functioning as designed.



Site Assessments

Pond 37

Comments:

Pond 37 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. Aquatic weeds were previously treated and have shown positive results. The undermining of the concrete inflow pipe apron 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 other aquatic weeds were previously treated around the shoreline perimeter. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has dropped and is at a low level.



Pond 40

Comments:

Pond 40 looks good.

The water level has decreased and is at a low level. Aquatic weeds and invasive grasses 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 aquatic weeds and invasive grasses. Positive results were observed from this treatment. No issues were observed with algae, submersed weed, or shoreline weeds. The water level has continued to drop and is at a low level.



Pond 42

Comments:

Pond 42 looks good.

Previously a minor amount of submersed Slender Spike Rush was treated and positive results have been seen. The exposed sediment around the perimeter was previously treated for a minimal amount of Torpedograss and Slender Spike Rush growth with positive results seen as well.



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 aquatic weed and invasive grass growth on the exposed sediment. Positive results continue to be seen on this pond. The water level is low.



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 is low.



Site Assessments

Sump 1

Comments:

Site looks good.

This site is currently dry with no issues observed and is clear to flow and function properly.



Sump 2

Comments:

Site looks good.

This site is currently dry with no issues observed and is clear to flow and function properly.



Site Assessments

Sump 3

Comments:

Site looks good.

This site has a low water level, with no issues observed and is clear to flow and function properly.



Sump 4

Comments:

Site looks good.

This site has a low water level, with no issues observed and is clear to flow and function properly.



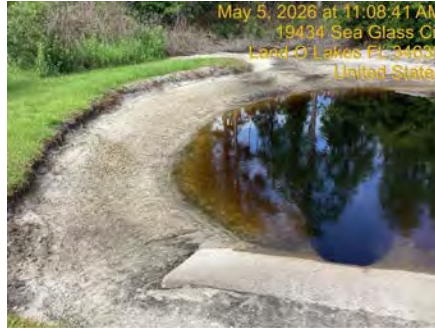
Site Assessments

Sump 5

Comments:

Site looks good.

This site has a low water level, with no issues observed and is clear to flow and function properly.



Sump 6

Comments:

Site looks good.

This site has a low water level, with no issues observed and is clear to flow and function properly.



Site Assessments

Sump 7

Comments:

Site looks good.

This site has a low water level, with no issues observed and is clear to flow and function properly.



Sump 8

Comments:

Site looks good.

This site is currently dry with no issues observed and is clear to flow and function properly.



Site Assessments

Sump 9

Comments:

Site looks good.

This site is currently dry with no issues observed and is clear to flow and function properly.



Sump 10

Comments:

Site looks good.

This site is nearly dry with no issues observed and is clear to flow and function properly.



Site Assessments

Sump 11

Comments:

Site looks good.

This site is nearly dry with no issues observed and is clear to flow and function properly.



Sump 12

Comments:




Site looks good.

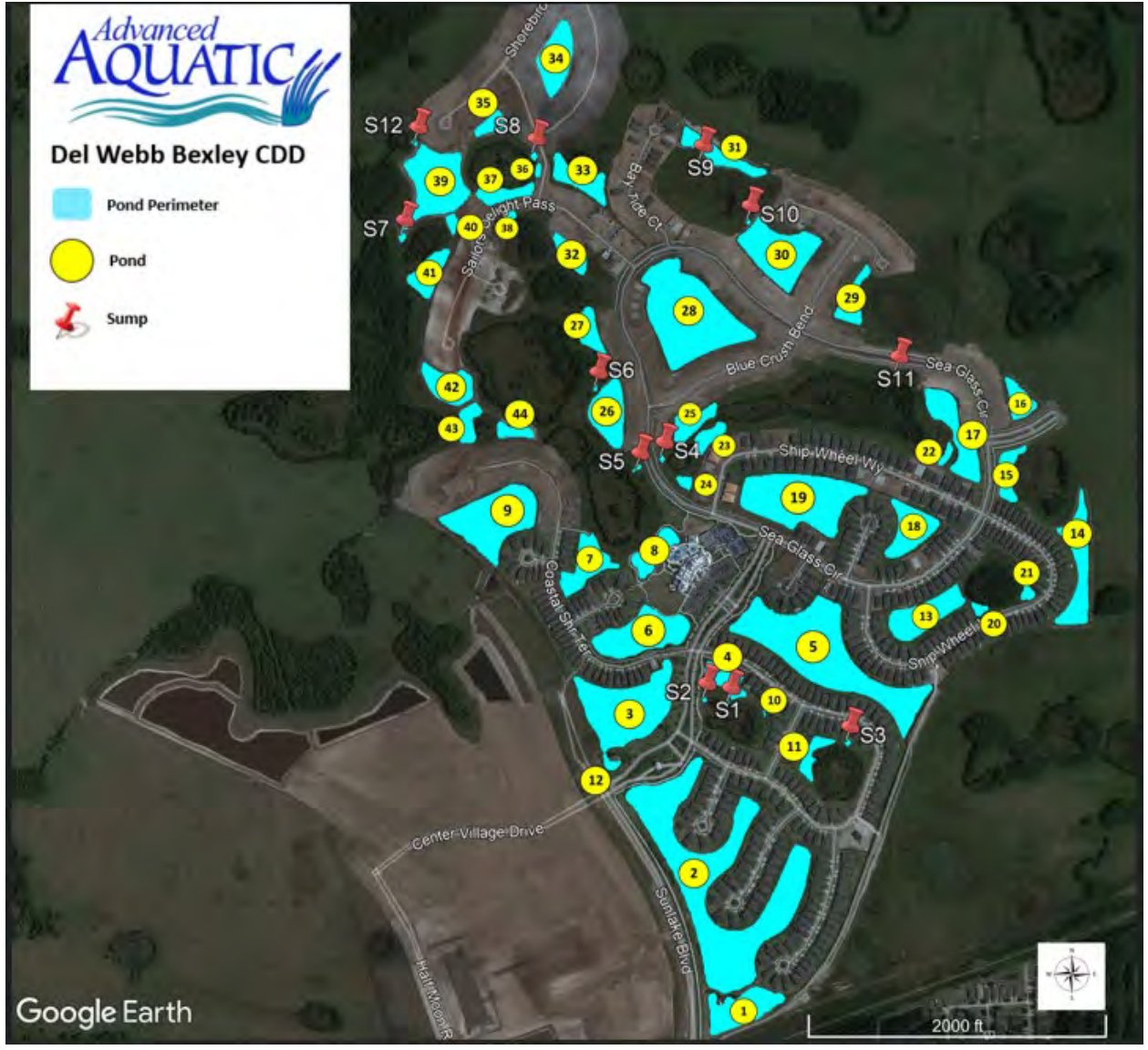
This site is nearly dry with no issues observed and is clear to flow and function properly.





Del Webb Bexley CDD

-  Pond Perimeter
-  Pond
-  Sump



Tab 3



UPCOMING DATES TO REMEMBER

- **Next Budget Workshop & Regular Meeting:** July 15, 2026 @ 1:00 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

June 17

2026

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<u>FINANCIAL SUMMARY</u>	<u>4/30/2026</u>
General Fund Cash & Investment Balance:	\$444,598
Reserve Fund Cash & Investment Balance:	\$76,825
Debt Service Fund Investment Balance:	<u>\$1,148,929</u>
Total Cash and Investment Balances:	\$1,670,352
General Fund Expense Variance: \$66,208	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 audit committee meeting of the Del Webb Bexley Community Development District was held on **Wednesday, March 18, 2026, at 2:24 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	Committee Member
Dennis Bauld	Committee Member
Mario Delgado	Committee Member
Gerry Fezzuoglio	Committee Member
Thomas Eurell	Committee Member

Also present were:

Lynn Hayes	District Manager, Rizzetta & Co., Inc.
Ryan Dugan	District Counsel, Kutak Rock (<i>via phone</i>)
Stephen Brletic	District Engineer, BDI Engineering
Doug Agnew	Representative, Advanced Aquatics

Audience	Present
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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 2:24 p.m.

SECOND ORDER OF BUSINESS **Consideration of Audit Proposal Instructions**

Audit proposals will be for 5 years.

<p>On a motion from Mr. Eurell, seconded by Mr. McDermott, with all in favor, the Audit Committee approved the Auditing Services Proposal Instructions, for the Del Webb Bexley Community Development District.</p>

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THIRD ORDER OF BUSINESS

**Consideration of Audit Evaluation
Criteria**

On a motion from Mr. McDermott, seconded by Mr. Eurell, with all in favor, the Audit Committee approved the Audit Evaluation Criteria, for the Del Webb Bexley Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of RFP Audit Services
Advertisement**

On a motion from Mr. McDermott, seconded by Mr. Fezzuoglio, with all in favor, the Audit Committee approved the RFP Audit Services Advertisement, for the Del Webb Bexley Community Development District.

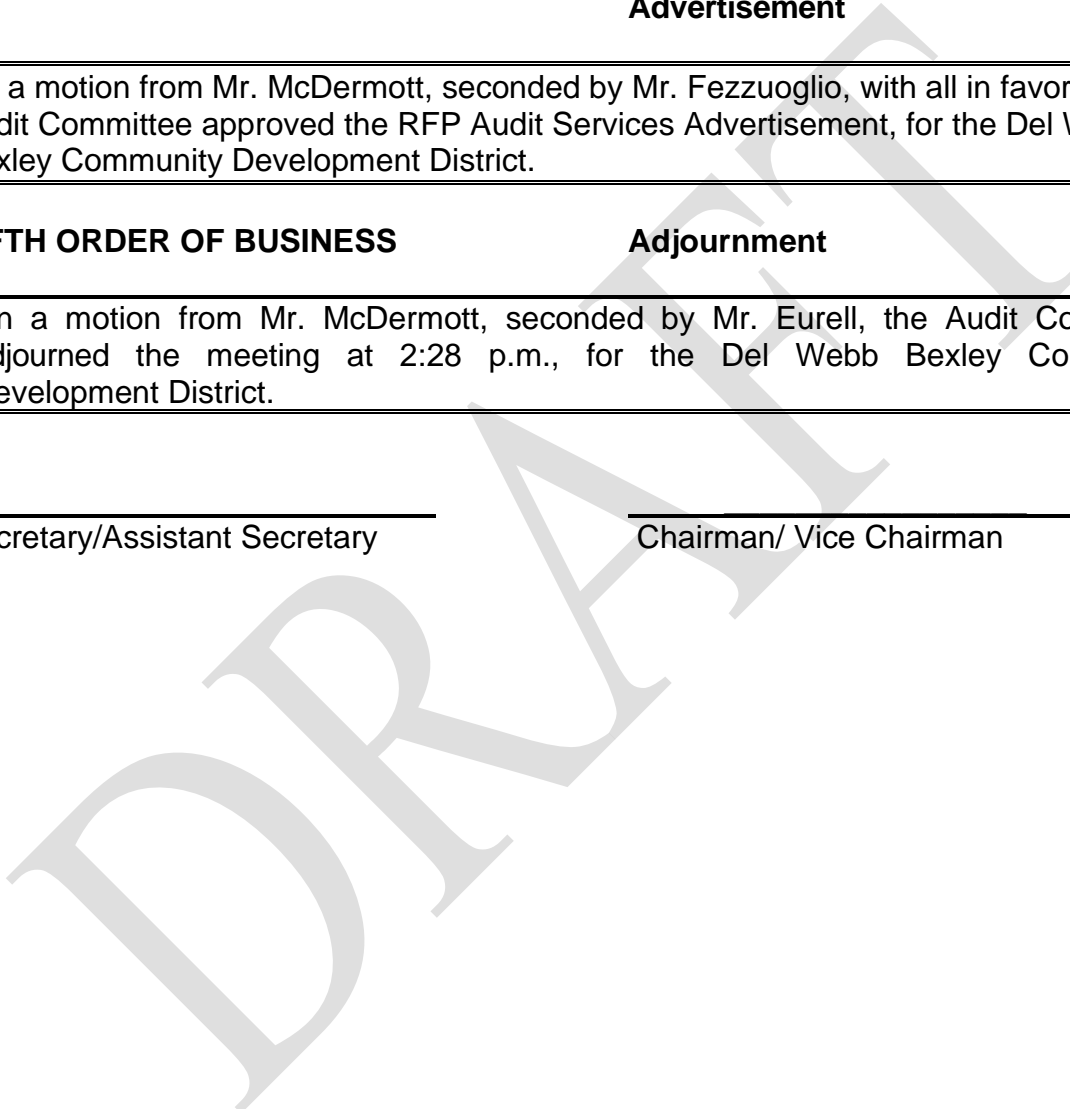
FIFTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. McDermott, seconded by Mr. Eurell, the Audit Committee adjourned the meeting at 2:28 p.m., for the Del Webb Bexley Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman



Tab 5

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 budget workshop meeting of the Board of Supervisors of Del Webb Bexley Community Development District was held on **Wednesday, March 18, 2026, 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	Board Supervisor, Chairman
Dennis Bauld	Board Supervisor, Vice Chairman
Mario Delgado	Board Supervisor, Asst. Secretary
Gerry Fezzuoglio	Board Supervisor, Asst. Secretary
Thomas Eurell	Board Supervisor, Asst. Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Co., Inc.
Ryan Dugan	District Counsel, Kutak Rock (<i>via phone</i>)
Stephen Brletic	District Engineer, BDI Engineering <i>(joined at 1:14 p.m.)</i>
Doug Agnew	Representative, Advanced Aquatics <i>(joined at 1:32 p.m.)</i>

Audience	Present
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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 1:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member addressed the Board regarding the pond erosion work.

51 **THIRD ORDER OF BUSINESS**

52 **Discussion of Budget for Fiscal Year**
53 **2026-2027**

54 The Board conducted the FY 2026/2027 budget workshop. The District Manager,
55 District Engineer, District Counsel, and the Board discussed pond bank 2 erosion
56 project and how to pay for this project in the FY 2025/2026 budget. The Board agreed to
57 fund the FY 2025/2026 pond 2 bank erosion project as follows using \$110K from
58 Reserve Fund, \$100K from Operating Account in the General Fund, \$50K from
59 Stormwater Repairs Line in General Fund (all of it), and \$40,254 from Misc Contingency
60 line in the General Fund. There was discussion about funding the reserve fund and
61 other pond bank erosion projects for the FY 2026/2027 budget. The Board agreed to
62 add \$280,658 in the FY 2026/2027 reserve fund to fund the reserves and for next pond
63 bank erosion projects from the District Engineer priority list/plan that the Board had
64 approved in FY 2025/2026 budget, but these will now occur in the FY 2026/2027 fiscal
65 year due to the severity of the pond 2 bank erosion issues.

66 **FOURTH ORDER OF BUSINESS**

67 **Adjournment**

68 The Board adjourned the budget workshop meeting at 2:15 p.m.

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74 _____
Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 6

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 audit committee meeting of the Del Webb Bexley Community Development District was held on **Wednesday, May 20, 2026, 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	Committee Member
Dennis Bauld	Committee Member
Mario Delgado	Committee Member
Gerry Fezzuoglio	Committee Member
Thomas Eurell	Committee Member

Also present were:

Lynn Hayes	District Manager, Rizzetta & Co., Inc.
Ryan Dugan	District Counsel, Kutak Rock (via phone)
Kirk Wagner	District Engineer, BDI Engineering

Audience	Present
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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 1:00 p.m.

SECOND ORDER OF BUSINESS **Ranking of Audit Proposals**

Audit services agreement will be for 5 years. Ranking as follows: DiBartolomeo, McBee, Hartley & Barnes, P.A. with 475 points, Grau & Associates with 474 points, Berger, Toombs Elam, Gaines & Frank with 468 points, and Racquel McIntosh with 423 points.

On a motion from Mr. McDermott, seconded by Mr. Eurell, with all in favor, the Audit Committee approved the Auditing Services Proposal and recommended to enter into an agreement with the number one ranked firm, DiBartolomeo, McBee, Hartley, & Barnes, P.A. with 475 total points, for the Del Webb Bexley Community Development District.

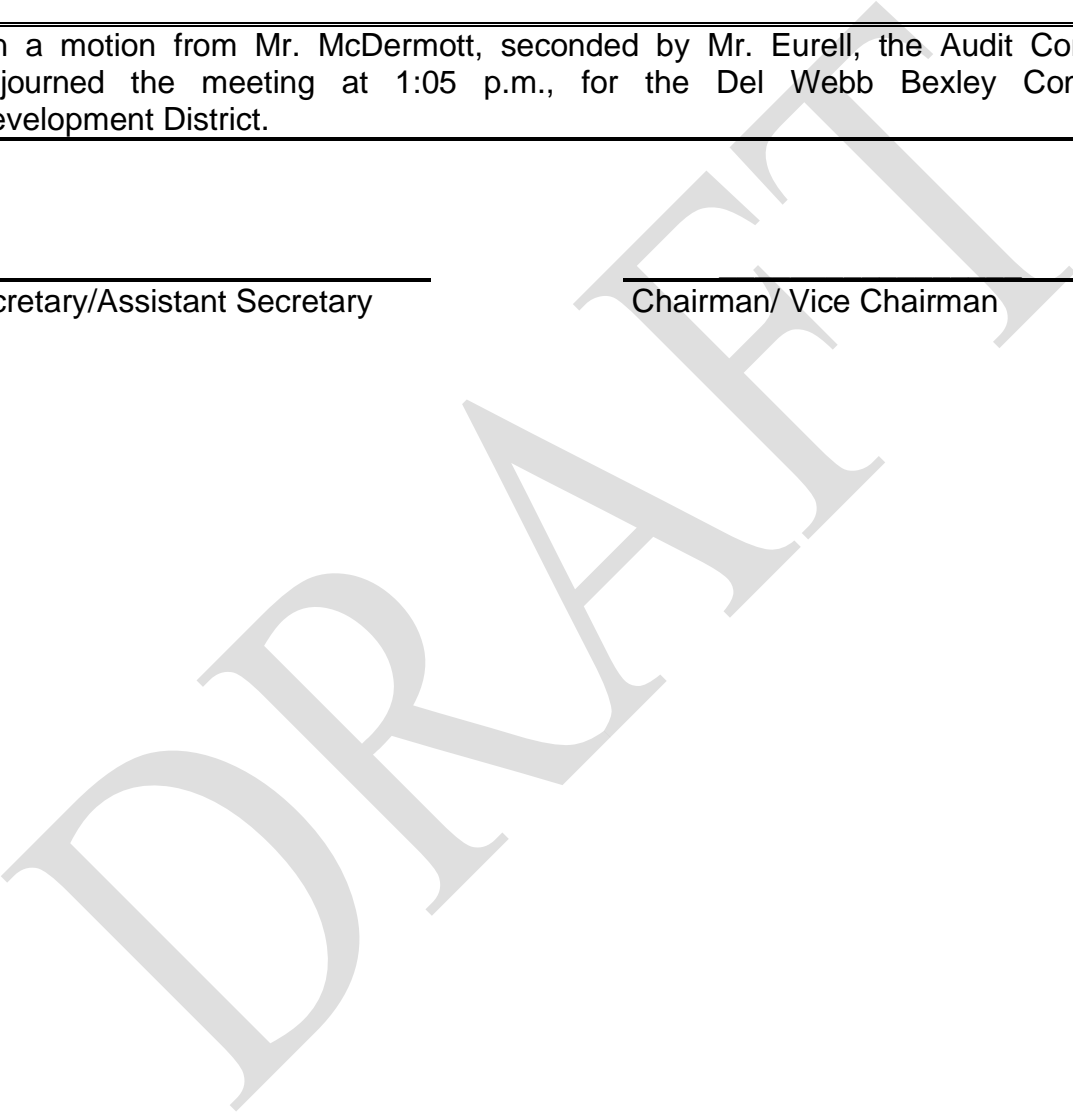
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On a motion from Mr. McDermott, seconded by Mr. Eurell, with all in favor, the Audit Committee approved authorizing District Counsel to prepare and provide a notice contract award letter to all proposers and to authorize the Chair to execute the new contract agreement with the number one ranked firm, DiBartolomeo, McBee, Hartley & Barnes, P.A., for Auditing Services for 2026-2027, for the Del Webb Bexley Community Development District.

FIFTH ORDER OF BUSINESS **Adjournment**

On a motion from Mr. McDermott, seconded by Mr. Eurell, the Audit Committee adjourned the meeting at 1:05 p.m., for the Del Webb Bexley Community Development District.

Secretary/Assistant Secretary Chairman/ Vice Chairman



Tab 7

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, May 20, 2026, 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	Board Supervisor, Chairman
Dennis Bauld	Board Supervisor, Vice Chairman
Mario Delgado	Board Supervisor, Asst. Secretary
Gerry Fezzuoglio	Board Supervisor, Asst. Secretary
Thomas Eurell	Board Supervisor, Asst. Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Co., Inc.
Ryan Dugan	District Counsel, Kutak Rock (via phone)
Stephen Brletic	District Engineer, BDI Engineering
Kirk Wagner	District Engineer, BDI Engineering
Doug Agnew	Representative, Advanced Aquatics

Audience	Present
----------	----------------

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 1:06 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

The Board addressed audience comments regarding the Fiscal Year 2026-2027 Proposed Budget concerns, wetland encroachment, updates on #2 Pond project, steps to remove dead and hazardous vegetation along conservation, and the erosion project.

51 **THIRD ORDER OF BUSINESS** **Audit Committee Recommendation**

52
53 The audit committee met prior to this board meeting and ranked DiBartolomeo,
54 McBee, Hartley & Barnes, P.A. as the number one bidder with 475 total points.
55

On a Motion by Mr. McDermott, seconded by Mr. Eurell, with all in favor, the Board of Supervisors accepted the Audit Committee Recommendation to authorize District Counsel to enter into a contract with the number one bidder, DiBartolomeo, McBee, Hartley & Gaines P.A., for Del Webb Bexley Community Development District.

56
57 **FOURTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2026-2027**
58 **Proposed Budget**

59
60 **i. Consideration of Resolution 2026-02; Approving Fiscal Year 2026-2027**
61 **Proposed Budget**
62

On a Motion by Mr. McDermott, seconded by Mr. Eurell, with all in favor, the Board of Supervisors adopted Resolution 2026-02; Approving Fiscal Year 2026-2027 Proposed Budget and Setting the Public Hearing on August 19, 2026, at 1:00 p.m., for Del Webb Bexley Community Development District.

63
64 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-03;**
65 **Set Public Hearing for Revised Rules**
66 **of Procedure**
67

On a Motion by Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors adopted Resolution 2026-03; Setting Public Hearing for Revised Rules of Procedure on August 19, 2026, at 1:00 p.m., for Del Webb Bexley Community Development District.

68
69 **SIXTH ORDER OF BUSINESS** **Staff Reports**

70
71 **A. Aquatics Update**

72 Mr. Agnew presented his report to the Board of Supervisors for April and May 2026.
73 Mr. Agnew explained that the pond's conditions were due to lack of rainwater and
74 need substantial rain to fill. Mr. Agnew discussed with Board of Supervisors the
75 wetland encroachment and recommended that the Homeowner Association
76 landscaper cut the wetland at the property line vertically.

77 **B. District Counsel**

78 District Counsel stated that the items that he wished to address were already
79 covered. There were no questions from the Board of Supervisors.

80 **C. District Engineer**

81 Mr. Brletic presented his report to the Board of Supervisors regarding Pond #2
82 Erosion Project. The project began on April 27, 2026, and is in its fourth week.
83 Concerns were raised about the contractor's adherence to the schedule and
84 methodology. The engineering team (Stephen Brletic, Gerry Fezzuoglio, and Kirk
85 Wagner) will issue a formal memo to the contractor, requesting they complete
86 one full section as a test case before progressing with the project. The memo will
87 also address concerns about schedule, progress, and staffing. Mr. Eurell

88 appraised the Board of Supervisors with the issue with pond 36 shoreline erosion
89 and the mitered end crack at pond 37. The Board of Supervisors requested that
90 the District Engineer provide a quote to the District Manager address mitered end
91 concerns at pond 37. Mr. McDermott asked District Counsel the status of the
92 Environmental Resource Permits and when they are due for recertification.

93 **D. District Manager**

94 Mr. Hayes presented his report and reminded the Board of Supervisors that
95 the next regular meeting will be on June 17, 2026, at 1:00 p.m. Mr. Hayes also
96 presented the Registered Voter Count (as of 04/15/2026 the count is 1,435) and
97 the 1st quarter Website Compliance Report showing that the District passed all
98 ADA Website Accessibility and Florida Statute 189.069 requirements.

100 **SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
March 18, 2026**

101
102
103
104 Mr. Hayes presented the Regular Board of Supervisors meeting minutes for
105 March 18, 2026. It was noted that there were typos and information to be added.
106

On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors approved the March 18, 2026 Meeting Minutes as amended for the Del Webb Bexley Community Development District as amended.

107
108 **EIGHTH ORDER OF BUSINESS**

**Ratification Operation & Maintenance
Expenditures for March 2026**

109
110
111 Mr. Hayes reviewed March 2026 \$29,476.01 Operations & Maintenance
112 Expenditures for the Del Webb Bexley Community Development District.
113

On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors ratified the March 2026 \$29,476.01 Operation & Maintenance Expenditures, for the Del Webb Bexley Community Development District

114
115 **NINTH ORDER OF BUSINESS**

Supervisor Requests

116
117 Mr. McDermott requested that the existing drainage plan community map be sent
118 to him and the engineer and posted on the Del Webb Bexley Community Development
119 District website by the District Manager.

120 Mr. Eurell requested to have three proposals for conservation area maintenance
121 from August 2025 updated for the next meeting and the Board of Supervisors discussed
122 and declined to include them. Mr. Eurell noted that \$30,000 is already budgeted
123 advocated for hiring professionals. Mr. McDermott and another supervisor countered,
124 arguing that conservation areas are natural, not decorative, and that the district's
125 responsibility is limited. Mr. Bauld supported a "spot treating" approach over a perpetual
126 contract. Mr. Hayes asked the board for direction, after a brief discussion, the board
127 agreed to add Discussion of Wetland Conservation Maintenance to the next meeting's
128 agenda for discussion.

Tab 8

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 April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,756.08**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Del Webb Bexley Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100184	10563295	Lake Maintenance 04/26	\$ 4,324.00
Brletic Dvorak, Inc.	100185	2399	Engineering Services 03/26	\$ 840.00
Rizzetta & Company, Inc.	100183	INV0000108026	Accounting Services 04/26	<u>\$ 5,592.08</u>
Report Total				<u><u>\$ 10,756.08</u></u>

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

4/1/2026
10563295
\$4,324.00

Bill To
Del Webb Bexley CDD C/O Rizzetta & Company, Inc PO Box 32414 Charlotte, NC 28232

Due Date
Net 30
5/1/2026

Monthly Lake Maintenance.
***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

4,324.00

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

\$4,324.00

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 2399
DATE 03/31/2026
TERMS Net 30
DUE DATE 04/30/2026

PROJECT NAME
Del Webb Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[March 18]	4:00	210.00	840.00

BALANCE DUE **\$840.00**

Pay invoice



Del Webb Bexley COMMUNITY DEVELOPMENT DISTRICT
Mar-26

	<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	4.00	\$210	S. Brletic	\$840.00
		\$180	K. Wagner	\$0.00
Pond 2 Bank Restoration RFP - Site Visit, Meetings, RFP coordination		\$210	S. Brletic	\$0.00
		\$120	K. Wagner	\$0.00
		\$210	R. Dvorak	\$0.00
INVOICE TOTAL				4.00
				\$840.00

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

Invoice

Date	Invoice #
4/2/2026	INV0000108026

Bill To:

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

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

Description	Qty	Rate	Amount
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
Bond Amortization Schedules	1.00	\$600.00	\$600.00
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
		Subtotal	\$5,592.08
		Total	\$5,592.08