Rizzetta & Company

Del Webb Bexley
Community Development District

Board of Supervisors' Meeting
November 18, 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	Chairman
	Dennis Bauld	Vice Chairman
	John Begg	Assistant Secretary
	Mario Delgado	Assistant Secretary
	Gerry Fezzuoglio	Assistant Secretary
District Manager	John Weaver	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

November 12, 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, November 18, 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. Administer Oath of Office to New Board Member
- B. Consideration of Resolution 2027-01; Designating An Assistant Secretary .....Tab 1
- C. Consideration of Resolution 2027-02; Designating Officers of the District .....Tab 2
- D. Discussion of FY 2025-2026 Amended Adopted Budget...Tab 3
  - i. Consideration of Resolution 2027-03; Adopting FY 2025-2026 Amended Budget.....Tab 4
- E. Ratification of 19664 Ship Wheel Way Easement Agreement.....Tab 5
- F. Ratification of Certificate of Completion; Pond 2 Project .....Tab 6

4. STAFF REPORTS
- **A.** Aquatics Update .....Tab 7
  - i. Discussion of Pond 31 Algae Bloom
- **B.** District Counsel
- **C.** District Engineer
- **D.** District Manager
  - i. Presentation of District Managers Report .....Tab 8
  - ii. Discussion of Meeting Room Set Up

5. BUSINESS ADMINISTRATION
- **A.** Consideration of the Minutes of the Board of Supervisors' Meeting held on September 16, 2026 .....Tab 9
- **B.** Ratification of Operation & Maintenance Expenditures for August and September 2026 .....Tab 10

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

John Weaver

John Weaver
District Manager

Tab 1

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Del Webb Bexley Community Development District (hereinafter the "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 now desires to appoint an Assistant Secretary.

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

Section 1. John Weaver is appointed as Assistant Secretary and Lynn Hayes is removed as an Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF NOVEMBER 2026.

DEL WEBB BEXLEY
COMMUNITY DEVELOPMENT DISTRICT

_____
CHAIRMAN/VICE CHAIRMAN

ATTEST:

_____
SECRETARY/ASSISTANT SECRETARY

Tab 2

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Del Webb Bexley Community Development District (hereinafter the "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 desires to designate the Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
John Weaver is appointed Assistant Secretary.
Matthew Huber is appointed Assistant Secretary.
Scott Brizendine is appointed Secretary.
Susan Garcia is appointed Assistant Treasurer.
Scott Brizendine is appointed Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF NOVEMBER 2026.

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

_____
CHAIRMAN/VICE CHAIRMAN

ATTEST:

_____
SECRETARY/ASST. SECRETARY

Tab 3

Amended Budget
Del Webb Bexley Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification	Budget for 2025/2026
ASSESSMENT REVENUES	
Special Assessments	
Tax Roll*	$ 391,508
Assessment Revenue Subtotal	**$ 391,508**
OTHER REVENUES	
Interest Earnings	
Interest Earnings	$ -
Other Revenue Subtotal	**$ -**
TOTAL REVENUES	**$ 391,508**
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.	
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	$ 12,000
Financial & Administrative	

Amended Budget
Del Webb Bexley Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification	Budget for 2025/2026
ADA Website Compliance	$ 990
Accounting Services	$ 20,917
Administrative Services	$ 5,185
Arbitrage Rebate Calculation	$ 750
Assessment Roll	$ 5,626
Auditing Services	$ 3,800
Disclosure Report	$ 5,000
District Engineer	$ 15,000
District Management	$ 23,391
Dues, Licenses & Fees	$ 325
Financial & Revenue Collections	$ 4,092
Legal Advertising	$ 1,500
Miscellaneous Mailings	$ 1,050
Public Officials Liability Insurance	$ 3,326
Trustees Fees	$ 5,000
Website Hosting, Maintenance, Backup (and Email)	$ 1,320
Legal Counsel	
District Counsel	$ 17,000
Administrative Subtotal	**$ 126,272**
EXPENDITURES - FIELD OPERATIONS	

Amended Budget
Del Webb Bexley Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification	Budget for 2025/2026
Stormwater Control	
Aquatic Maintenance	$ 52,000
Fountain Maintenance	$ 10,000
Midge Fly Treatment	$ -
Stormwater System Repairs	$ 50,000
Wetland Monitoring & Maintenance	$ 30,000
Other Phyiscal Environment	
General Liability Insurance	$ 4,566
Landscape - Mowing Cost Share w/HOA	$ 57,000
Contingency	
Miscellaneous Contingency	$ 61,670
Field Operations Subtotal	**$ 265,236**
TOTAL EXPENDITURES	**$ 391,508**
EXCESS OF REVENUES OVER EXPENDITURES	**$ -**

Amended Budget
Del Webb Bexley Community Development District
Reserve Fund

Fiscal Year 2025/2026

Chart of Accounts Classification	Annual Budget for 2025/2026	Amended Budget for 2025/2026	Budget Increase (Decrease) vs 2025/2026
ASSESSMENT REVENUES			
Special Assessments			
Tax Roll*	$ 92,000	$ 92,000	$ -
Balance Forward and Prior Year	$ -	$ 141,415	$ 141,415
Assessment Revenue Subtotal	**$ 92,000**	**$ 233,415**	**$ 141,415**
OTHER REVENUES			
Interest Earnings			
Interest Earnings	$ -	$ -	$ -
Other Revenue Subtotal	**$ -**	**$ -**	**$ -**
TOTAL REVENUES	**$ 92,000**	**$ 233,415**	**$ 141,415**
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.			
EXPENDITURES			
Contingency			
Capital Reserves	$ 92,000	$ 233,415	$ 141,415
TOTAL EXPENDITURES	**$ 92,000**	**$ 233,415**	**$ 141,415**
EXCESS OF REVENUES OVER EXPENDITURES	**$ -**	**$ -**	**$ -**

Tab 4

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 20, 2025, the Board of Supervisors (**"Board"**) of Del Webb Bexley Community Development District ("**District**"), adopted Resolution 2025-06 providing for the adoption of the District's Fiscal Year 2025/2026 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual and anticipated appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2025-06 authorizes the Board to amend the Budget at any time within Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025/2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget

for Del Webb Bexley Community Development District for the fiscal year ending September 30, 2026, as amended and adopted by the Board of Supervisors."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2025-06, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-06 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. 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.

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 18 day of November, 2026.

ATTEST:

_____
Secretary/Assistant Secretary

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A

Amended Fiscal Year 2025/2026 Budget

Tab 5

TEMPORARY ACCESS AGREEMENT BY AND AMONG DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT, HOMEOWNER, AND POOL CONTRACTOR

This Temporary Access Agreement ("**Access Agreement**") is made and entered into on October 23, 2026 ("**Effective Date**"), by and between:

Del Webb Bexley Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("**District**"); and

Debbie Meza, an individual, who owns property at 19664 Ship Wheel Way, Land O'Lakes, Florida 34638 ("**Homeowner**"); and

Wesley Chapel Pools, LLC, a Florida limited liability company, whose mailing address is 8421 Woodleaf Blvd., Wesley Chapel, Florida 33544 ("**Pool Contractor**").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**") and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, Homeowner owns a parcel of land located at 19664 Ship Wheel Way, Land O'Lakes, Florida 34638, otherwise identified as Block 23, Lot 14, as identified on the Plat entitled "DEL WEBB BEXLEY PHASE 2," recorded in Plat Book 80, Page 128, in the Official Records of Pasco County, Florida (the "**Plat**"), located within the boundaries of the District and abutting the District Property (hereinafter defined); and

WHEREAS, the District owns and maintains TRACTS B12, as identified on the Plat, which abuts Homeowner's lot ("**District Property**"); and

WHEREAS, Homeowner has requested that the District grant temporary access over the District Property for the limited purpose of gaining access to Homeowner's lot for the construction of a pool, and the District is agreeable to granting such temporary access to the District Property, to the extent of its interest therein, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Access Agreement.

2. GRANT OF ACCESS. The District hereby grants to Homeowner and Pool Contractor temporary, non-exclusive access over and across the District Property, to the extent of the District's interest therein, for the limited purpose of Homeowner's and Pool Contractor's access to Homeowner's lot to construct a pool, and subject to the terms and conditions herein:

a. Homeowner and Pool Contractor shall coordinate with District staff regarding a specific access route through the District Property ("**Access Route**"), and all use of the District Property shall be confined to said Access Route.

b. Homeowner and Pool Contractor shall not utilize any land contained within wetland conservation areas depicted on the Plat, if any. Homeowner and Pool Contractor shall install silt fencing for proper erosion control in order to prevent sediment flowing into the District's stormwater pond.

c. Homeowner and Pool Contractor acknowledge and agree this Access Agreement does not apply to, nor does it grant access to, any real property except for the District Property identified herein. The District makes no representations as to County real property or other non-District real property.

d. Homeowner and Pool Contractor agree and acknowledge that the District makes no representations or warranties that the Access Route or District Property is sufficient and/or suitable for the Homeowner's and Pool Contractor's needs. Regardless, Homeowner and Pool Contractor, jointly and severally, assume any and all risk and liability associated with any and all use, whether authorized or unauthorized, of the District Property or other lands not encompassed within the scope of this Access Agreement.

e. Homeowner and Pool Contractor acknowledge that improvements may be located on the District Property or adjacent lands, and that Homeowner and Pool Contractor shall be jointly and severally responsible for any damages caused to any and all improvements and property as provided in Section 5 herein. Said improvements may include, but are not limited to, landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, drainage facilities and other structures. The grant of authority herein is limited to the agreed Access Route on the District Property and no other lands.

f. Homeowner shall ensure no lien attaches to the District Property, any improvements located on said District Property, or the District's other property arising out of work performed by, for, or on behalf of Homeowner and Pool Contractor.

3. TERM. Unless extended as hereinafter provided, this Access Agreement shall terminate upon the earlier of (i) such time as construction of the pool is complete, the District has completed all required inspections, all Damage (as defined herein) has been repaired, and any payments required from the Homeowner and/or Pool Contractor have been received, or (ii) notice of termination from the District to Homeowner and/or Pool Contractor. Homeowner and Pool

Contractor may use the agreed Access Route on the District Property until the termination of this Access Agreement. The provisions of Sections 4, 5, 6, 7, 8, and 12 shall survive the termination of this Access Agreement. Homeowner and Pool Contractor acknowledge that the permission granted herein is given as an accommodation and is revocable and terminable at any time, with or without cause, upon written notice to the Homeowner and/or Pool Contractor.

4. INDEMNIFICATION.

a. Homeowner and Pool Contractor, jointly and severally, agree to indemnify, defend and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions, or negligence in the use of the District Property by Homeowner, Pool Contractor or their agents, employees or independent contractors.

b. Homeowner and Pool Contractor agree that nothing contained in this Access Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. REPAIR OF DAMAGE; LEGAL FEES.

a. In the event that Homeowner, Pool Contractor, or their respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) alter or otherwise cause damage to the District Property or any of the improvements located thereon, or alter or otherwise cause damage to the District's other property or any improvements located thereon, (together, the "**Damage**"), Homeowner and Pool Contractor, at Homeowner and Pool Contractor's cost and expense, jointly and severally, agrees to pay for the District's cost and expenses to pursue the restoration of the same and the improvements so damaged to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage, and Homeowner shall allow no lien to attach to the District Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner and Pool Contractor. All repairs and/or restoration made pursuant to Section 5 herein due to Damage caused in the exercise of the access rights granted herein shall be conducted (or caused to be conducted) by the District in the District's sole discretion. All Damage shall be repaired by the District's landscaping and maintenance contractors, or such other contractors as selected by the District in its discretion.

b. Homeowner shall document through photographs and other appropriate documentation the condition of the District Property prior to commencing use of the Access Route.

c. The District reserves the right to inspect and approve any repairs to the District Property under this Agreement, and all repairs must be completed to the District's satisfaction in its reasonable discretion.

d. Homeowner additionally agrees to pay for the District's legal expenses associated with preparing this Access Agreement ("**Legal Fees**").

6. INSURANCE. Pool Contractor and any other contractor or subcontractor engaged to perform any work on the District's property shall, at its own expense, maintain insurance during the term of this Agreement, with limits of liability not less than the following:

Worker's Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000
Property Damage (including contractual)	$1,000,000
Automobile Liability Combined single limit, Bodily injury and property damage (covering owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed)	$1,000,000

The District and its staff, consultants and supervisors shall be named as additional insured on the General Liability and Automobile Liability policies. Pool Contractor shall furnish to the District a Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

7. DEFAULT. A default by any party under this Access Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

8. ENFORCEMENT OF AGREEMENT. In the event that the District, Pool Contractor or Homeowner seek to enforce this Access Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Access Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner:	Debbie Meza 19664 Ship Wheel Way Land O'Lakes, Florida 34638
To Pool Contractor:	Wesley Chapel Pools, LLC 8421 Woodleaf Blvd. Wesley Chapel, Florida 33544 Attn: poolswc@icloud.com
To the District:	Del Webb Bexley CDD 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attn: District Manager
With a copy to:	Kutak Rock LLC 107 W. College Avenue Tallahassee, Florida 32301 Attn: District Counsel

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

10. THIRD PARTIES. This Access Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Access Agreement. Nothing in this Access Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Access Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Access Agreement against any interfering third party. Nothing contained in this Access Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

11. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Access Agreement without the prior written consent of the other parties.

12. CONTROLLING LAW; VENUE. This Access Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to venue in Pasco County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Agreement.

13. PUBLIC RECORDS. Homeowner and Pool Contractor understand and agrees that

all documents of any kind provided to the District in connection with this Agreement are public records and are to be treated as such in accordance with Florida law. Homeowner and Pool Contractor agree to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Homeowner and Pool Contractor acknowledge that the designated public records custodian for the District is John Weaver("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Homeowner and Pool Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which 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 the contract term if the Homeowner and Pool Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Homeowner' and Pool Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Homeowner and Pool Contractor, the Homeowner and Pool Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE HOMEOWNER AND POOL CONTRACTOR HAVE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE HOMEOWNER'S AND POOL CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS HEREIN PROVIDED, PHONE: (813) 533-2931, E-MAIL JWEAVER@RIZZETTA.COM.

14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Access Agreement shall not affect the validity or enforceability of the remaining portions of this Access Agreement, or any part of this Access Agreement not held to be invalid or unenforceable.

15. BINDING EFFECT. This Access Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

16. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Access Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

17. AMENDMENTS. Amendments to and waivers of the provisions contained in this Access Agreement may be made only by an instrument in writing which is executed by all parties hereto.

18. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Access Agreement.

19. JOINT AND SEVERAL LIABILITY. Homeowner and Pool Contractor hereby agree that in any and all instances where either party may be found liable for damages or obligations under this Access Agreement, Homeowner and Pool Contractor shall, to the fullest extent permitted by law, be jointly and severally liable and obligated.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

John Weaver

Secretary/Assistant Secretary

George McDermott

George McDermott (Oct 20, 2026 15:20:55 EDT)

Chair/Vice Chair, Board of Supervisors

HOMEOWNER

debbie meza

Name: **Debbie Meza**

POOL CONTRACTOR

Wesley Chapel Pools, LLC

JETHRO BRENNAN

JETHRO BRENNAN (Oct 23, 2026 14:59:36 EDT)

By: JETHRO BRENNAN

Its: MANAGER

Tab 6

Certificate of Final Completion

Project: Pond 2 Erosion Restoration	
District: Del Webb Bexley Community Development District	**Contractor:** Crosscreek Environmental, Inc.
District's Engineer: Brletic Dvorak, Inc.	**Contract:** Agreement for Erosion Repair Services, dated Mach 23, 2026 ("Agreement")

This Certificate of Final Completion applies to:

☒ All Services under the Agreement*. ☐ The following specified portions of the

*All capitalized terms are defined as provided in the Agreement identified above, unless otherwise provided herein.

Date of Final Completion: September 17, 2026

The Services to which this Certificate of Final Completion applies has been inspected by authorized representatives of District, Contractor, and District's Engineer, and found to be complete in accordance with the Agreement. An inspection of the Project was held on August 4, 2026. Contractor has corrected all issues identified during the final inspection (see attached Final Completion Report). The Date of Final Completion of the Services under the Agreement is hereby declared to be the date set forth above, and Contractor has delivered all documentation and warranties called for in the Agreement. Pursuant to the Agreement, the Date of Final Completion is the beginning date of the warranty period for all warranties called for in the Agreement (see attached Warranties). Pursuant to the Agreement, the payment and perfo rmance bond shall be in effective for a full year from the Date of Final Completion.

[Execution Pages Follow]

District's Engineer:



9/25/26

Print Name: Stephen Brletic, P.E. Date
Brletic Dvorak, Inc.

Contractor Signature:

Matt Jones
Matt Jones (Oct 22, 2026 08:55:13 EDT)

Print Name:_____ Date
Title: COO

District Signature:

George McDermott
George McDermott (Oct 21, 2026 16:01:56 EDT)

Print Name: _____ Date
Authorized Representative
Del Webb Bexley CDD

ATTACHMENT 1

FINAL INSPECTION REPORT

Technical Memorandum

Date: Sept 23, 2026

To: Del Webb Bexley CDD

Project Name: Pond 2 Project

From: Kirk Wagner

Location: Del Webb Bexley Pond 2

Subject: Final Completion Report

On September 17, 2026, Stephen Brletic and Kirk Wagner of BDi Engineering conducted a final site inspection with Gerry Fezzuoglio, CDD Board of Supervisors representative, and Matt Jones of Crosscreek Environmental, the contractor for the Stormwater Pond 2 bank restoration and stabilization project. The inspection followed completion of the punch-list items identified in the August 2026 report.

Crosscreek Environmental reported that the bank restoration work was complete in accordance with its contract and scope of work with the CDD. The scope included:

- Install Crosscreek Environmental's proprietary bank restoration and stabilization system.
- Fill and stabilize the permanent base bag used in the proprietary system.
- Fill the sacrificial bag with sediment from the pond bottom, cut the bag open, and spread the fill over the permanent base bag.
- Fill and grade the eroded gullies between residential properties.
- Install coconut-fiber matting and sod over all exposed soil within the restored bank areas.
- Water and maintain the sod for 30 days after installation of the final sodded area to support its survival.

Final Inspection Observations:

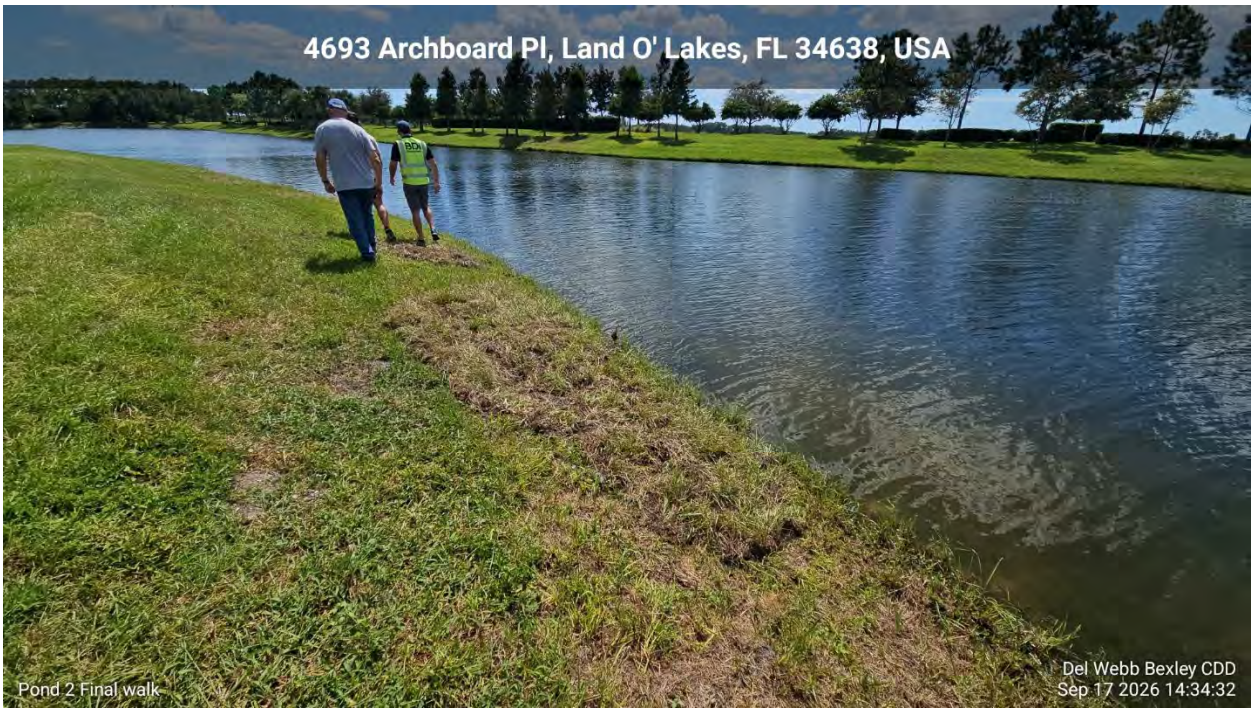
1. The scouring, washouts, erosion, and settlement observed during the August 2026 site visit have been corrected.
2. Although the two mitered end sections (MES) had reportedly been armored against erosion, probing beneath the MES concrete during the August 2026 site visit revealed remaining voids. Crosscreek Environmental subsequently filled the voids with flowable concrete.
3. During the August 2026 site visit, significant settlement was observed in portions of the permanent base bag, creating depressions along the system. Crosscreek Environmental corrected the settlement by installing additional base bag material.
4. The visible depression and eroded area behind and upslope of the MES near the toe of the bank at 4745 Ballast Crest Cove has been corrected by Crosscreek Environmental.

Based on the observations made during the September 17, 2026, site visit, the contractor has completed the project in accordance with the contract and scope of work documents. The EOR will be signing the certificate of completion.

The CDD should complete a review of the newly sodded areas for establishment in 30 days. In addition, it is recommended the mowing of the bank be suspended for a minimum of 60 days or until the newly sodded areas have become established.

The following pages contain photographs from the final site visit.


4705 Archboard Pl, Land O' Lakes, FL 34638, USA
Pond 2 Final walk
Del Webb Bexley CDD
Sep 17 2026 14:34:03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Tab 7



Del Webb Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

11/3/2026

Prepared for:

Del Webb

Community Development District

Prepared by:

Jacob Adams, Project Manager & Biologist
Jason Jasczak, Regional Manager

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
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Site Assessments

Pond 1

Comments:

Pond 1 looks good overall.

A trace amount of algae was observed in the shallow area near the outflow. It can be seen in the pictures and is only a few feet. This new growth will be targeted for treatment. Previous treatments targeted minimal amounts of submersed weeds and shoreline weeds, with positive results seen.
Fountain was operational.





Pond 2

Comments:

Pond 2 looks good.

The water level continues to remain at a normal level. Treatments have also continued to target shoreline weeds in the areas that were not being repaired to avoid any of the failed areas. Minimal new growth of shoreline weeds were observed and routine maintenance will continue to keep this growth minimal.
Both fountains were operational.





Site Assessments

Pond 3

Comments:

Pond 3 looks good.

Previous treatments have targeted minimal amounts of Slender Spike Rush and positive results were seen. During this inspection no issues were observed with algae, submersed weeds, or shoreline weeds.





Pond 4

Comments:

Pond 4 looks good.

Previous treatments of the shoreline perimeter 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 is at a normal level.





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Site Assessments

Pond 5

Comments:

Pond 5 looks great.

Previous treatments targeted algae growth around the perimeter. No new growth of algae was observed during this inspection. No other issues with submersed weeds or shoreline weeds were observed either. The water level has remained at a normal level.





Pond 6

Comments:

Pond 6 looks good overall.

Treatments have targeted the minor amounts of algae and submersed slender spike rush growth around the perimeter. Positive results have been seen from treatment, and remaining growth is decaying. No other issues were observed.
Fountain was operational.





Site Assessments

Pond 7

Comments:

Pond 7 continues to look great.

Past treatments for minimal amounts of shoreline weeds and invasive grasses continue to show positive results. Minimal to no new growth was observed. The water level is at a normal level. No issues were observed with algae or submersed weeds.





Pond 8

Comments:

Pond 8 looks good.

Shoreline weed and invasive grass treatments were previously performed. These treatments targeted minimal amounts of Torpedograss and other invasive shoreline weeds around the perimeter. Positive results continue to be seen from these treatments. No other issues were observed on pond 8. Fountain was operational.





Site Assessments

Pond 9

Comments:
Pond 9 looks good.

Previous treatments have targeted minimal amounts of shoreline weed growth. Positive results have continued to be seen from these treatments with no issues observed. The water level has increased to a normal level.





Pond 10

Comments:

Pond 10 looks good.

Previous treatments have targeted minor amounts of algae growth on this shallow pond. Positive results have been seen from these treatments. No issues were observed on this pond.





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Site Assessments

Pond 11

Comments:

Pond 11 looks good.

Torpedograss and other shoreline weeds were targeted for treatment on the perimeter. Positive results and a reduction have been seen. The water level has remained at a normal level. A few erosion areas are present along the shoreline perimeter.





Pond 12

Comments:

Pond 12 looks good.

Previous treatments targeted a minor amounts of shoreline weeds and grass on the exposed sediment. Positive results were seen from these treatments. This site is currently holding minimal amounts of water and no other issues were observed. The native Bulrush continues to remain healthy.





Site Assessments

Pond 13

Comments:

Pond 13 continues to look good.

Shoreline weeds and invasive grasses were previously treated on this pond and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is at a normal level. A few minor erosion areas were observed.





Pond 14

Comments:

Pond 14 looks good.

Past submersed weed treatments have continued to show positive results. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is near a normal level.





Site Assessments

Pond 15

Comments:

Pond 15 looks good.

The perimeter of the pond was treated for a minimal amount of shoreline 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 is at a normal level.





Pond 16

Comments:

Pond 16 looks good.

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 is at a normal level.





Site Assessments

Pond 17

Comments:

Pond 17 looks good.

No issues were observed on this pond with algae, submersed weeds, or shoreline weeds. Past treatments have targeted minimal amounts of shoreline weed growth. Any new growth will be targeted for treatment.





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 shoreline weed growth. The water level is at a normal level. No other issues were observed.





Site Assessments

Pond 19

Comments:

Pond 19 looks good.

Past treatments targeted exposed and submersed slender spike rush growth, as well as minimal algae growth. Positive results have remained from these treatments and no issues were observed on this pond.
Fountain is operational.





Pond 20

Comments:

Pond 20 looks good.

Previous treatments targeted minimal algae growth around the perimeter of this pond. Positive results and a reduction were seen from this. No issues were observed on this pond during this inspection.





Site Assessments

Pond 21

Comments:
Pond 21 looks good.

Pond 21 was recently treated for minimal amounts of shoreline weed and grass growth. Positive results were seen from this treatment. No other issues were observed on this pond.





Pond 22

Comments:

Normal growth observed.

Pond 22 looks good overall, with only a minimal amount of the submersed weed, Slender Spike Rush, observed. This will be targeted for treatment during the upcoming visit to keep growth to a minimum. No other issues were observed.





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Site Assessments

Pond 23

Comments:

Pond 23 looks good overall.

A minimal amount of submersed Slender Spike Rush was recently targeted for treatment. Positive results have been seen, as it has uprooted, floating, and continues to decompose. Upcoming visits will continue to target this to keep any growth to a minimum.





Pond 24

Comments:

Pond 24 looks good overall.

A trace amount of planktonic algae was previously targeted for treatment and positive results have been seen. Minimal to no new shoreline weeds and grass growth were observed. No other issues were observed and the water level is at a normal level.





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 perimeter was previously treated for shoreline weeds and invasive grasses. The water level is at a normal level.





Pond 26

Comments:

Pond 26 looks good.

Previously the perimeter was treated for minimal amounts of aquatic weeds and invasive grasses. Positive results continue to be seen. No issues were observed with algae or submersed weeds. The water level is at a normal level.





Site Assessments

Pond 27

Comments:

Pond 27 looks good.

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





Pond 28

Comments:

Pond 28 looks good.

The perimeter was previously treated for shoreline weeds and invasive grasses. Positive results and a reduction were seen. No other issues were observed with algae, submersed weeds, or shoreline weeds. Water level is at a normal level.
Fountain was operational.





Site Assessments

Pond 29

Comments:

Pond 29 looks good.

A minimal amount of submersed Slender Spike Rush was previously targeted for treatment. Positive results and a reduction have been seen. Monitoring for any new Slender Spike Rush growth will continue and treatments will be applied to keep new growth to a minimum. No other issues were observed.





Pond 30

Comments:

Pond 30 looks good.

Previous treatments have targeted shoreline weeds and a minimal amount of algae growth around the shoreline perimeter. Positive results were seen from both treatments and no issues were observed during this inspection.





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Site Assessments

Pond 31

Comments:

Pond 31 looks good.

Previous treatments targeted Planktonic algae growth and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds during this visit. The water level remains at a normal level.





Pond 32

Comments:

Pond 32 looks good.

Previous treatments targeted a minimal amount shoreline weeds and invasive grasses. A reduction and positive results were seen. The water level has remained at a normal level. 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 perimeter was previously treated for shoreline weeds and invasive grasses. Positive results were seen. Some areas of minor erosion were present.





Pond 34

Comments:

Pond 34 looks good.

The perimeter was previously treated for shoreline weeds and invasive grasses. The water level is at a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds.





Site Assessments

Pond 35

Comments:

Pond 35 looks good.

Minimal to no new growth of shoreline weeds and invasive grasses were present. Routine maintenance has kept new growth minimal to none. The water level has remained at a normal level. No issues were observed.





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. Shoreline 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 as it 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.

Minimal to no new growth of shoreline weeds or grass were observed around the perimeter. Previous treatments continue to show positive results. No issues were observed with algae, submersed weeds, or shoreline weeds.





Pond 40

Comments:

Pond 40 looks good.

The water level has remained at a normal level. Shoreline weeds and invasive grasses were previously targeted for treatment 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 shoreline perimeter 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.





Pond 42

Comments:

Pond 42 looks good.

A trace amount of planktonic algae was previously treated, and positive results have continued. No other issues were observed on this pond and the water level is at 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 shoreline weed and invasive grass growth on the perimeter.





Pond 44

Comments:

Pond 44 continues to look 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 at a normal level.





Site Assessments

Sump 1

Comments:

Site looks good.

No issues were observed on this site and is clear to flow and function properly.





Sump 2

Comments:

Site looks good.

No issues were observed on this site and is clear to flow and function properly.





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Site Assessments

Sump 3

Comments:

Site looks good.

No issues were observed on this site and is clear to flow and function properly.





Sump 4

Comments:

Site looks good.

No issues were observed on this site and is clear to flow and function properly.





Site Assessments

Sump 5

Comments:
Site looks good.

No issues were observed on this site and is clear to flow and function properly.





Sump 6

Comments:

Site looks good.

No issues were observed on this site and is clear to flow and function properly.





www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Site Assessments

Sump 7

Comments:

Site looks good.

No issues were observed on this site and is clear to flow and function properly.





Sump 8

Comments:

Site looks good.

No issues were observed on this site and is clear to flow and function properly.





Site Assessments

Sump 9

Comments:
Site looks good.

No issues were observed on this site and is clear to flow and function properly.





Sump 10

Comments:

Site looks good.

No issues were observed on this site and is clear to flow and function properly.





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

Site Assessments

Sump 11

Comments:

Site looks good.

No issues were observed on this site and is clear to flow and function properly.





Sump 12

Comments:

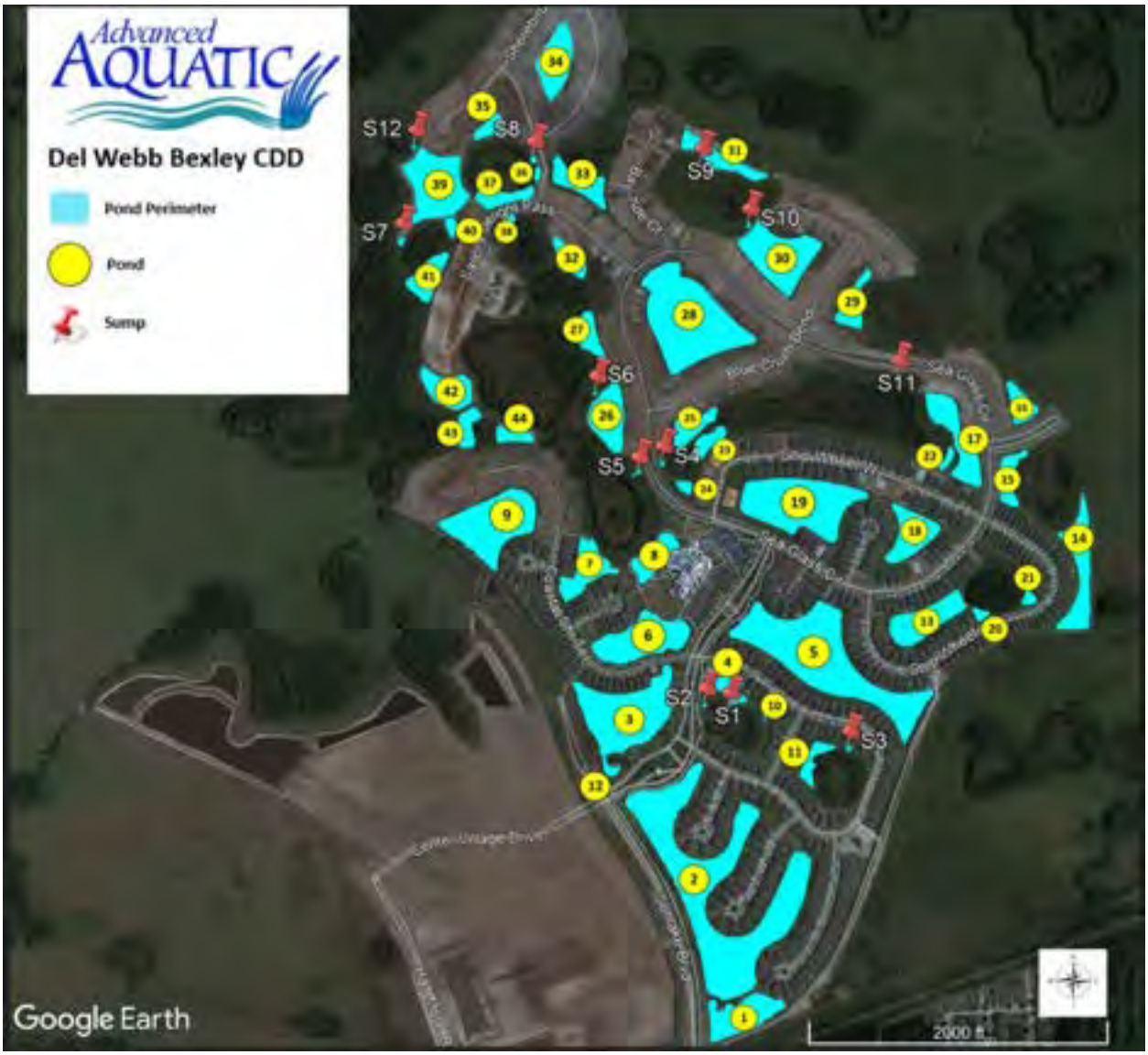
Site looks good.

No issues were observed on this site and is clear to flow and function properly.





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


Advanced AQUATIC
Del Webb Bexley CDD
Pond Perimeter
Pond
Sump
S1
S2
S3
S4
S5
S6
S7
S8
S9
S10
S11
S12
Google Earth
2000 ft

Del Webb Bexley CDD Monthly Lakes Report For October 2026

	10/7/26				10/14/2026				10/21/2026				10/28/2026			
	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										
Pond 2														X		
Pond 3						X										
Pond 4		*				X										
Pond 5						X										
Pond 6		*				X										
Pond 7		*				X			X	X						
Pond 8						X			X	X				X		
Pond 9														X		
Pond 10										X						
Pond 11										X						
Pond 12						x										
Pond 13						X										
Pond 14						X										
Pond 15		*				X										
Pond 16		*				X										
Pond 17		*				X										
Pond 18						X										
Pond 19						X										
Pond 20						X										
Pond 21						X										
Pond 22						X										
Pond 23		*				X										
Pond 24		*			X	X										
Pond 25		*				X										
Pond 26										X						
Pond 27										X						
Pond 28						X				X						
Pond 29										X						
Pond 30										X						
Pond 31									X	X						
Pond 32										X						
Pond 33									X	X						
Pond 34									X							
Pond 35		*								X						
Pond 36		*							X							
Pond 37		*								X				X		
Pond 38														X		
Pond 39														X		
Pond 40														X		
Pond 41														X		
Pond 42														X		
Pond 43														X		
Pond 44														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		

KEY
Algae Treatment = A.T.
Border Weed Growth = B.W.G.
Submersed Aquatics = S.A.
Floating Aquatics = F.A.

***Due to the weather, picked up debris from ponds and inspected them. Sites are in excellent condition.**

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621

Tab 8

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** December 16, 2026 @ 1:00 PM

District Manager's Report

November 18

2026

DEL WEBB BEXLEY CDD

FINANCIAL SUMMARY	9/31/2026
General Fund Cash & Investment Balance:	$173,703
Reserve Fund Cash & Investment Balance:	$57806
Debt Service Fund Investment Balance:	$734,922
Total Cash and Investment Balances:	**$966431**
General Fund Expense Variance: $70490	**Over Budget**

Tab 9

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Del Webb Bexley Community Development District was held on **Wednesday, September 16, 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**

Also present were:

Lynn Hayes	**District Manager, Rizzetta & Co., Inc.**
Stephen Brletic	**District Engineer, BDI Engineering**
Jason Jasczak	**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 4:01 p.m.

SECOND ORDER OF BUSINESS **Audience Comments**

The Board addressed audience comments regarding a resident expressing satisfaction with recent work in the community and requested a brief engineering explanation of the new procedures for the record.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of ADA Website Compliance Services Proposal

Mr. Hayes presented ADA Website Compliance Services Proposals from VGlobal Tech and School Now to the Board of Supervisors.

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> On a motion from Mr. McDermott, seconded by Mr. Delgado, with all in favor, the Board of Supervisors approved School Status ADA Website Compliance Service Proposal after District Counsel has prepared the final form agreement and authorize the Chair to execute the agreement, for the Del Webb Bexley Community Development District.

B. Consideration of Egis Insurance Fiscal Year 2026-2027 Renewal Proposal

Mr. Hayes presented the Fiscal Year 2026-2027 Egis Insurance Renewal Policy Proposal to the Board of Supervisors.

> On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors approved the Fiscal Year 2026-2027 Egis Insurance Renewal Proposal, for the Del Webb Bexley Community Development District.

FOURTH ORDER OF BUSINESS Staff Reports

A. Aquatics Update

Mr. Jasczak presented the Advanced Aquatics Report to the Board of Supervisors. The Aquatics Report was reviewed, including current pond conditions. It was noted that the nuisance alligator located at Pond 17 was removed on September 16, 2026. Minor backflow from the wetland into the pond was observed and described as typical during the rainy season, with no adverse impact on functionality. Overall, the ponds remain in very good condition, with only minor algae growth and debris present. The grass carp were reported to be healthy, growing well, and effectively managing targeted aquatic vegetation. It was further recommended that restocking be considered in approximately five to six years at half the original stocking rate, as appropriate.

B. District Counsel

District Counsel reported that the engagement letter with the litigation firm had been finalized and executed. The firm is currently reviewing the relevant documentation and is expected to provide an update at a future date. Regarding invoices and budgeting, invoices will be submitted as work progresses and coded to the Operations and Maintenance (O&M) Miscellaneous Contingency budget line. The district will continue to monitor cumulative expenditures as they approach $20,000 to determine whether an extension or increase to the existing spending cap is warranted.

C. District Engineer

Mr. Brletic reviewed the community's stormwater system, noting that overall drainage flows from east to west, with the eastern portion approximately five feet higher in elevation. Regarding the Pond 2 bank repairs, the contractor completed additional work addressing compaction, fill placement, and workmanship. A final inspection was scheduled for September 17, 2026, following a preliminary review indicating that major repairs had been completed. Mr. Brletic noted that warranty coverage is generally limited to workmanship and material defects, while issues related to lot drainage, point-source discharges, or grading may require separate

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repairs. If additional deficiencies arise outside the warranty, targeted repairs and additional armoring may be recommended.

Mr. Brletic discussed future stormwater improvements and vendor coordination, recommending that planning and negotiations begin early to target spring construction and avoid rainy-season delays. The existing cost per linear foot will serve as a baseline for negotiations with Cross Creek Environmental, with potential savings when using the contractor's proprietary product. Additional armoring may increase costs where needed to ensure durable, warrantable repairs. At Pond 37, a repair requiring dewatering and a temporary cofferdam was estimated at approximately $50,000; Mr. Brletic recommended deferring the work until water levels recede, as the pipe remains functional and drainage is not affected. A possible minor concrete pipe joint separation near 4713 Ballast Crest may be addressed with grout or hydraulic cement. At Pond 2, pinning a crack in the apron/miter section was recommended to prevent further deterioration.

Mr. Brletic will provide an updated two- to three-year priority list, an update on completed repairs, and a recommendation on whether to solicit additional bids or negotiate directly with Cross Creek for the next phase. The Board of Supervisors will consider the scope and procurement approach in October. Mr. Brletic confirmed that the applicable threshold for requiring multiple bids is $195,000. Three pond areas require recertification in February, July, and August 2027, and staff recommended coordinating the inspections where possible, potentially requesting extensions. Two previously recertified ponds are next due in 2029 and 2030.

D. District Manager

Mr. Hayes presented his report and reminded the Board of Supervisors that the next regular meeting will be on October 21, 2026, at 1:00 p.m. at 19265 Del Webb Blvd., Land O' Lakes, FL 34638. The Board decided to cancel the October 21, 2026 meeting.

> On a motion from Mr. McDermott, seconded by Mr. Mr. Bauld, with all in favor, the Board of Supervisors approved cancelling the October 21, 2026 regular Board of Supervisors meeting, for the Del Webb Bexley Community Development District.

The term expires for Thomas Eurell Seat 1 & John Begg qualified and ran unopposed for Seat 1 & Dennis Bauld qualified and ran unopposed for Seat 2 in the upcoming General Election in November 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.

FIFTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors Regular Meeting held on August 19, 2026**

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Mr. Hayes presented the Board of Supervisors meeting minutes for August 19, 2026.

> On a motion from Mr. McDermott, seconded by Mr. Mr. Bauld, with all in favor, the Board of Supervisors approved the August 19, 2026 Board of Supervisors Regular Meeting Minutes as amended, for the Del Webb Bexley Community Development District.

EIGHTH ORDER OF BUSINESS **Ratification Operations & Maintenance Expenditures for July 2026 and August 2026**

Mr. Hayes reviewed July 2026 and August 2026 Operations & Maintenance Expenditures for the Del Webb Bexley Community Development District.

> On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors ratified the July 2026 ($209,011.57) and June 2026 ($18,914.33) Operations & Maintenance Expenditures, for the Del Webb Bexley Community Development District

SIXTH ORDER OF BUSINESS **Supervisor Requests**

Mr. McDermott raised concerns regarding a contractor's use of district property to access a homeowner's lot for pool installation, resulting in property damage and failure to install a silt fence. The Board of Supervisors discussed establishing a formal approval process for construction access across district property. A cease-and-desist letter has been issued to the homeowner requiring restoration of the affected area to its original condition. Dennis Bauld will coordinate with the HOA/ARC Committee regarding adding language to its guidelines addressing the use of district property and ensuring approval is obtained in advance. HOA (Homeowners Association) will also be asked to emphasize homeowner responsibility in ARC approval letters.

SEVENTH ORDER OF BUSINESS **Adjournment**

> On a motion from Mr. McDermott, seconded by Mr. Bauld, the Board of Supervisors adjourned the meeting at 5:07 p.m., for the Del Webb Bexley Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

Tab 10

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
September 2026
For Board Approval

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

The total items being presented: **$16,448.77**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Del Webb Bexley Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	100236	10565297	Lake Maintenance 09/26	$ 4,324.00
Brletic Dvorak, Inc.	100238	2612	Engineering Services 08/26	$ 5,340.00
Dennis M Bauld	100243	DB091626	Board of Supervisors Meeting 09/16/26	$ 200.00
George W McDermott	100244	GM091626	Board of Supervisors Meeting 09/16/26	$ 200.00
Gerry Fezzuoglio	100245	GF091626	Board of Supervisors Meeting 09/16/26	$ 200.00
Kutak Rock, LLP	100239	3795676	Legal Services 07/26	$ 768.00
Mario Delgado	100246	MD091626	Board of Supervisors Meeting 09/16/26	$ 200.00
Rizzetta & Company, Inc.	100237	INV0000112106	Accounting Services 09/26	$ 4,992.08
The Observer Group, Inc.	100240	26-02231P	Legal Advertising 09/26	$ 54.69
The Observer Group, Inc.	100242	26-02381P	Legal Advertising 09/26	$ 87.50
VGlobal Tech	100241	8840	Website Compliance & Management 09/26	$ 82.50
Report Total				**$ 16,448.77**

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

9/1/2026
10565297
$4,324.00

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

Due Date
Net 30
10/1/2026

Monthly Lake Maintenance. 4,324.00

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

$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	2612
DATE	08/31/2026
TERMS	Net 30
DUE DATE	09/30/2026

PROJECT NAME
Del Webb Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Field Manager	[August 04]	8:00	135.00	1,080.00
Project Manager	[August 04 - August 25]	16:00	210.00	3,360.00
Senior Inspector	[August 25]	6:00	120.00	720.00
Project Manager II	[August 31]	1:00	180.00	180.00

BALANCE DUE **$5,340.00**

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
Aug-26

	HOURS	RATE		PERSON	TOTAL
CDD Activities					
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing, Misc. Emails to DM/Board	1.00	$180	K. Wagner		$180.00
Aug 4th - Pond 2 project site visit for final completion and prepare final report; review and update final word doc version. Email final version to contractor, DM and BOS representative.	8.00	$135	K. Wagner		$1,080.00
Aug 4th - Pond 2 project inspection	4.00	$210	S. Brletic		$840.00
Aug 5th - Email response to DM about pond 2	0.50	$210	S. Brletic		$105.00
Aug 7th - TM Revisions	1.00	$210	S. Brletic		$210.00
Aug 12th - Response to Crosscreek after punchlist issuance	1.00	$210	S. Brletic		$210.00
Aug 13th - Pool Discharge Email to Board Chair	0.50	$210	S. Brletic		$105.00
Aug 14th - Call with staff abour Crosscreek response	1.00	$210	S. Brletic		$210.00
Aug 17th - Response to Crosscreek	1.00	$210	S. Brletic		$210.00
Aug 19th - BOS meeting	4.50	$210	S. Brletic		$945.00
Aug 20th - Pond 2 Pool Discharge damage to DM and DC	0.50	$210	S. Brletic		$105.00
Aug 24th - Crosscreek response call and drafting and Pond 37 email to DM and board chair	1.50	$210	S. Brletic		$315.00
Aug 25th - Email re: pool discharge information	0.50	$210	S. Brletic		$105.00
Aug 25th - Site visit to review concerns communicated by resident on pond 2; pictures of RCP failure on Ballast Crest Cove and docs for getting a proposal from contractor and follow up with email; site visits to review current status of various spot erosion communicated by residents to CDD	6.00	$120	K. Wagner		$720.00
INVOICE TOTAL	31.00				**$5,340.00**

Del Webb Bexley CDD
Meeting Date: September 16, 2026

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
George McDermott	✓	x
Thomas Eurell		x
Dennis Bauld	✓	x
Mario Delgado	✓	x
Gerry Fezzuoglio	✓	x

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:01 pm
Meeting End Time:	5:07 pm
Total Meeting Time:	1 hour + 6 minutes
Time Over **3** Hours:	0
Total at $400 per Hour:	0

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	0
Additional or Continued Meeting?	0
Total at $400 per Hour:	$0.00

Business Mileage Round Trip	0
IRS Rate per Mile	$0.725
Mileage to Charge	$0.00

DM Signature: _____

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

August 31, 2026

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

Invoice No. 3795676
6223-1

Re: General Counsel

For Professional Legal Services Rendered

07/01/26	R. Dugan	1.20	384.00	Review records regarding Eurell information request; correspondence regarding same; conference and correspondence regarding pond repair contract with Crosscreek
07/07/26	R. Dugan	0.20	64.00	Review invasive species notice; correspondence regarding same
07/15/26	R. Dugan	1.00	320.00	Review draft audited financial statements for FY 2025; correspondence regarding same

TOTAL HOURS 2.40

TOTAL FOR SERVICES RENDERED $768.00

TOTAL CURRENT AMOUNT DUE $768.00

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

Invoice

Date	Invoice #
9/2/2026	INV0000112106

Bill To:

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

Services for the month of	Terms	Client Number
September	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
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	$4,992.08
Total	$4,992.08

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-02231P **Date 09/04/2026**

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

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

Description	Amount
Serial # 26-02231P **Notice of Regular Meeting of the Board of Supervisors of Del Webb Bexley Community Development District** **RE:** Meeting on September 16, 2026 at 4:00 p.m. **Published:** 9/4/2026	$54.69

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$54.69**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a regular meeting of the Board on September 16, 2026 at 4:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

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

Lynn Hayes
District Manager
September 4, 2026 26-02231P

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

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-02381P **Date 09/18/2026**

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

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

Description	Amount
Serial # 26-02381P **Notice of Public Meeting Dates** **RE:** Del Webb Bexley CDD **Published:** 9/18/2026	$87.50

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$87.50**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

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Business Observer

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

INVOICE

Legal Advertising

NOTICE OF PUBLIC MEETING DATES
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Del Webb Bexley Community Development District will hold their regular monthly meetings for Fiscal Year 2026/2027:

October 21, 2026
November 18, 2026
December 16, 2026 *
January 20, 2027
February 17, 2027 *
March 17, 2027(Budget Workshop)
April 21, 2027 *
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027 *

The meetings will convene at 1:00 p.m. (with the exception of December, February, April and September will be held at 4:00 p.m.) at the Del Webb Bexley Clubhouse, located at 19265 Del Webb Boulevard, Land O' Lakes, Florida 34638.

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

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District Office.

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

Lynn Hayes
District Manager
September 18, 2026 26-02381P

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

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www.vglobaltech.com

INVOICE

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

INVOICE # 8840
DATE 09/01/2026
DUE DATE 09/01/2026
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**

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