



Rizzetta & Company

# Wesbridge Community Development District

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**Board of Supervisor's Regular  
Meeting  
February 13, 2023**

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

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

**WESBRIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

<b>Board of Supervisors</b>	Ray Brun Eladio Izquierdo Leslie Green Austin Story Bob Schnaydman	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Counsel</b>	Scott Steady	Burr Forman, P.A.
<b>District Engineer</b>	Stephen Brletic	BDI Engineering

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. 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.

February 8, 2023

**Board of Supervisors**  
**Wesbridge Community**  
**Development District**

**REVISED AGENDA**

Dear Board Members:

The regular Meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, February 13, 2023 at 6:00 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Discussion of FY 2023-2024 Budget
- 4. STAFF REPORTS**
  - A. Aquatics Report
    1. Review of Remson Aquatics Report (**under separate cover**)
  - B. Landscape Inspection Manager
    1. Review of Landscape Inspection Report..... Tab 1
  - C. District Counsel
    1. Update on Towing Policy
  - D. District Engineer
    1. Wesbridge Landscaping Map ..... Tab 2
  - E. District Manager
    1. Presentation of District Manager Report  
(**under separate cover**)
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors Meeting held on January 19, 2022 ..... Tab 3
  - B. Consideration of Operation & Maintenance Expenditures for December 2022 ..... Tab 4
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 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,  
*Daryl Adams*  
Daryl Adams  
District Manager

# Tab 1



# WESBRIDGE

## LANDSCAPE INSPECTION REPORT



January 23, 2023  
Rizzetta & Company  
Jason Liggett- Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



## General Updates, Recent & Upcoming Maintenance Events

- ❖ Improve bed detail in the Ornamental Grasses in the District.
- ❖ Clean up beds along Boyette road and complete red items.

The following are action items for Sunrise to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Black, bold and underlined text represents updates or questions for the BOS.**

1. Treat the ant mounds on the inbound side of the main entrance just inside the gate along the sidewalk.(Pic 1)



6. On Gilburn Drive in the common space that goes south between the houses the crews have done some work in these areas. We need to finish detailing and creating new beds in this common area and spraying weeds.

2. Limb up the oak trees to the east of the main entrance along the vinyl fence on Wells Rd.

3. Treat the bed weeds throughout the same beds above and create a soft edge along these beds. This area is not being detailed.(Pic 3>)

4. Remove the black bracing from the oak trees in the same bed spaces as above.

5. During my inspection I walked the backside of the boundary fence to the east of the community along the vinyl fence that goes south. These beds still have not been touched.(Pic 5)





# Dutton Drive, Devlin Lane, Thunderbird Drive

7. Treat the ant mounds in the Devlin lane center island.
8. **Eradicate the bed weeds in the Devlin Lane center island.**
9. Check the irrigation in the Devlin Lane center island to make sure that we don't have a valve the is weeping. During my inspection I noticed running water going over the curb.(Pic 9)



10. **Eradicate the bed weeds in the common area space next to 6565 Stovall Street.**
11. **This common area needs to be detailed weeds removed soft edging performed and the Hollie tree cleaned up.**
12. Remove the weeds in the Parsoni Juniper on the Dutton Drive side of the cut through to Marquette. Some of the grasses in this area were cutback but we need to finish the job.
13. **We still have not made any progress soft edging and spraying out the beds on Marquette Ave before Merilee Place where the ornamental grasses are.**
14. Trimming needs to be completed in the common area space next to 30226 Merilee Place.(Pic 14)

15. Have sunrise completed the round up bead to the south of the property along the vinyl fence that was discussed a few months back?
16. **No work have been performed on the cut through common area space that goes from Skylark Drive to Marquette Ave. Eradicate the weeds and perform a soft edge to these beds.**
17. **No work has been performed on the Merilee Place common area. Soft edging needs to be completed around the grasses and bed weeds need to be eradicated.**
18. Remove the tall weeds sand detail the bed next to 30063 Merilee Place. The bed was cleaned out and then not touched again.(Pic 18)



# Dutton Drive, Devlin Lane, Thunderbird Drive

19. Remove the straps from the cypress tree near the last item #18 in the report.
20. Treat the bed weeds on the backside of the entrance on Boyette behind the gates.
21. Clean up the Hollie tree on the inbound side of the entrance on Boyette Rd.(Pic 21)



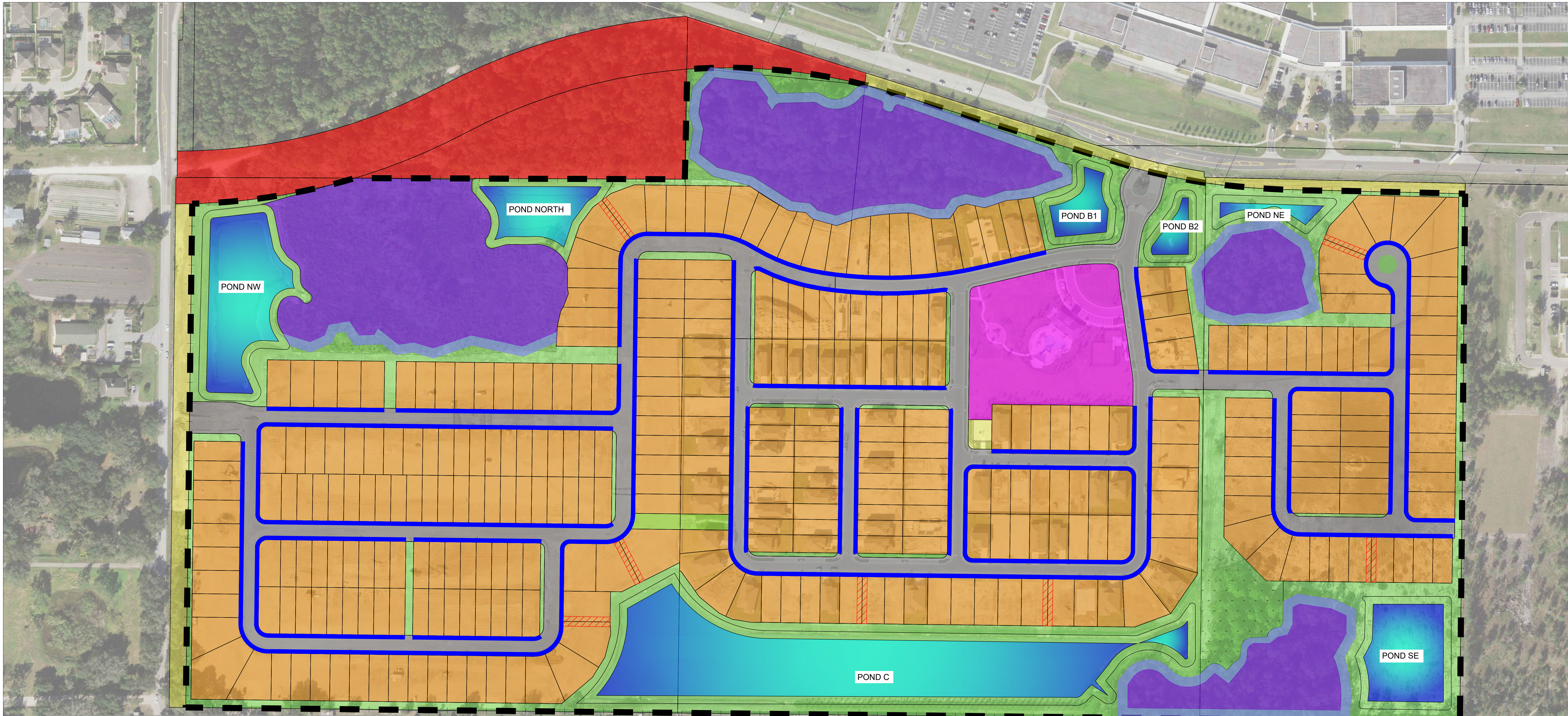
22. During my inspection some clean up as been performed along Boyette Rd there is still a lot of detail that needs to be done to clean this area up.





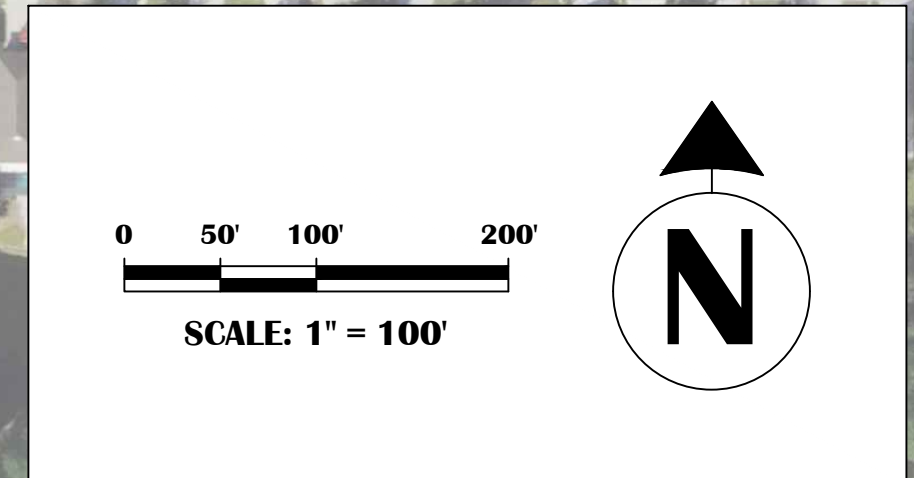
## **Tab 2**





**LEGEND**

- CDD OWNED/CDD MAINTAINED
- CDD OWNED/NOT MAINTAINED
- CDD MAINTAINED PONDS
- CDD OWNED/WETLAND CONSERVATION
- 25' CONSERVATION BUFFER
- HOA OWNED/HOA MAINTAINED
- COUNTY OWNED
- COUNTY OWNED/CDD MAINTAINED
- DRAINAGE EASEMENTS
- PRIVATE RESIDENTIAL
- CDD OWNED/HOMEOWNER MAINTAINED
- ROADWAYS CDD OWNED/CDD MAINTAINED



JAN 2023

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT OWNERSHIP & MAINTENANCE MAP**



## **Tab 3**

**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.

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Wesbridge Community Development District was held on **Monday, January 19, 2023 at 6:00 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum were:

Raymond Brun	<b>Chairman</b>
Eladio Izquierdo	<b>Vice Chairman</b>
Leslie Green	<b>Assistant Secretary</b>
Austin Story	<b>Assistant Secretary</b>
Bob Schnaydman	<b>Assistant Secretary</b>

Also present:

Daryl Adams	<b>District Manager, Rizzetta &amp; Co.</b>
Scott Steady	<b>DC, Burr Forman</b>
Keith Remson	<b>Remson Aquatics</b>
Robert Dvorak	<b>DE; JMT Engineering</b>
Jason Liggett	<b>Landscape Inspection Manager, Rizzetta &amp; Co.</b>

Audience Present

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Adams called the meeting to order and performed a roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments presented at this time.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Report**

Mr. Remson presented his report to the Board.



47 Mr. Izquierdo noted that Pond 2 has a bad smell coming from it and asked  
48 what the reason could be. Mr. Remson said that it could be the drainage  
49 system and that he should be able to clean it up with a special treatment.  
50

51 **B. District Counsel**

52 Mr. Steady presented his report to the Board.  
53

54 The Board held a discussion regarding parking and towing policies and  
55 considered Resolution 2023-01, Parking and Towing Directives. They agreed  
56 to adopt Resolution 2023-01 and would like a letter to be mailed to the  
57 residents informing them of the new policies. The start date will be March 1,  
58 2023.  
59

60 On a motion from Mr. Green, seconded by Mr. Izquierdo, with all in favor, the Board of  
61 Supervisors adopted Resolution 2023-01, Parking and Towing Directives for Wesbridge  
62 Community Development District.  
63

64 The Board reviewed the revised towing agreement with 813-Towing and  
65 made a motion to move forward with the agreement.  
66

67 On a motion from Mr. Story, seconded by Mr. Brun, with all in favor, the Board of  
68 Supervisors approved the towing agreement with 813-Towing for Wesbridge Community  
69 Development District.  
70

71 **C. District Engineer**

72 Mr. Dvorak was present and available for Board questions.  
73

74 He presented the JMT Engineering resignation letter and presented a new  
75 contract with BDI Engineering. After a brief discussion, the Board accepted  
76 JMT Engineering's resignation letter and agreed to go into contract with BDI  
77 Engineering.  
78

79 On a motion from Mr. Brun, seconded by Mr. Green, with all in favor, the Board of  
80 Supervisors accepted JMT Engineering's resignation letter and agreed to go into contract  
81 with BDI Engineering Wesbridge Community Development District.  
82

83 It was noted that the HOA/CDD maintenance map is incorrect. Mr. Dvorak  
84 will work with Mr. Brletic and Mr. Adams to get the map updated.  
85

86 **D. Landscape Inspection Report**

87 Mr. Liggett presented his Landscape Inspection Services Report.  
88

89 Mr. Liggett presented the Rizzetta & Company RFP for landscape and  
90 irrigation services in the amount of \$3,000 to the Board. After a brief  
91 discussion, the Board agreed to approve this proposal, with the  
92

83 understanding that everything will be completed by the April 10, 2023  
84 meeting.  
85

On a motion from Mr. Izquierdo, seconded by Mr. Green, with all in favor, the Board of Supervisors approved Rizzetta' s proposal for Landscape and Irrigation Services in the amount of \$3,000.00 Wesbridge Community Development District.

86  
87 **E. District Manager**

88 The Board received the District Manager Report from Mr. Adams. Mr.  
89 Adams reminded the Board of their next regularly scheduled meeting for  
90 Monday, February 13, 2023 at 6:00p.m.  
91

92 **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors' Regular Meeting held  
on November 14, 2022**

93  
94  
95 On a motion from Mr. Izquierdo, seconded by Mr. Green, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on December 12, 2022 for Wesbridge Community Development District.

96  
97 **FIFTH ORDER OF BUSINESS**

**Ratification of Operation &  
Maintenance Expenditures for  
November 2022**

98  
99  
100 On a motion from Mr. Story, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors ratified the O&M Expenditures for November 2022 in the amount of \$18,193.92 for Wesbridge Community Development District.

101  
102 **SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

103  
104 There were no Supervisors requests presented.  
105

106 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

107 On a motion from Mr. Story, seconded by Mr. Green, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 7:23 p.m. for Wesbridge Community Development District.

108  
109  
110  
111  
112 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/ Vice Chairman



## **Tab 4**

# Wesbridge Community Development District

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

## Operations and Maintenance Expenditures December 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$28,823.79**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

**Wesbridge Community Development District**  
**Paid Operation & Maintenance Expenditures**  
 December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Austin John Story	100059	AS121222	Board of Supervisors Meeting 12/12/22	\$ 200.00
Bob Schnaydman	100064	BS111422	Board of Supervisors Meeting 11/14/22	\$ 200.00
Bob Schnaydman	100060	RB121222	Board of Supervisors Meeting 12/12/22	\$ 200.00
Eladio Izquierdo	100061	EI121222	Board of Supervisors Meeting 12/12/22	\$ 200.00
Leslie J Green	100062	LG121222	Board of Supervisors Meeting 12/12/22	\$ 200.00
Raymond G Brun	100063	RB121222	Board of Supervisors Meeting 12/12/22	\$ 200.00
Burr & Forman, LLP	100065	1325940	1325940	\$ 262.50
Burr & Forman, LLP	100065	1339478	Legal Services 08/22	\$ 1,875.00
Burr & Forman, LLP	100066	1352359	Legal Services 10/22	\$ 1,125.00

Wesbridge Community Development District  
 Paid Operation & Maintenance Expenditures  
 December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
DoorKing, Inc.	ACH	1934602	Gate Services 12/22	\$ 53.95
DoorKing, Inc.	ACH	1936599	Cell System Services 12/22	\$ 53.95
Pasco County Utilities	100067	17557575	6697 Dutton Irrigation Drive 11/22	\$ 275.18
Pasco County Utilities	100067	17557576	6554 Ryestone Way 11/22	\$ 79.95
Pasco County Utilities	100067	17557934	30032 Marquette Ave 11/22	\$ 54.68
Pasco County Utilities	100067	17557935	29966 Marquette Place 11/22	\$ 9.75
Pasco County Utilities	100067	17557951	6612 Boyette Road 11/22	\$ 147.08
Remson Aquatics LLC	100068	115591	Lake Maintenance 12/22	\$ 395.00
Rizzetta & Company, Inc.	100054	INV0000073223	District Management Services 12/22	\$ 4,981.59
Securiteam, Inc.	100069	16231	Quarterly Gate Maintenance 12/22	\$ 349.98
Southern Automated Access Services, LLC	100055	12069	Gate Repair 11/22	\$ 210.00
Southern Automated Access Services, LLC	100070	12088	Gate Repair 11/22	\$ 352.00
Southern Automated Access Services, LLC	100070	12140	Gate Repair 12/22	\$ 105.00
Southern Land Services of Southwest Florida, Inc.	100056	080522-38	Bush Hogging Maintenance 08/22	\$ 1,800.00



Wesbridge Community Development District  
 Paid Operation & Maintenance Expenditures  
 December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spectrum	ACH	84983201112222	5678 Dutton Drive - Internet & Phone - 12/22	\$ 149.97
Spectrum	ACH	089543002121022-2	6612 Boyette Road - Internet - 12/22	\$ 99.99
Sunrise Landscape	100057	7999	Monthly Landscaping 11/22	\$ 5,000.00
Sunrise Landscape	100071	8330	Irrigation Repairs 11/22	\$ 344.99
Sunrise Landscape	100071	8462	Monthly Landscaping 12/22	\$ 5,000.00
Times Publishing Company	100058	0000243723 09/28/2022	Legal Advertising 09/22	\$ 145.60
Withlacoochee River Electric Cooperative, Inc.	ACH	2078246.545	Public Lighting 12/22	\$ 3,784.78
Withlacoochee River Electric Cooperative, Inc.	ACH	2087102.545	5678 Dutton Drive 12/22	\$ 680.51
Withlacoochee River Electric Cooperative, Inc.	ACH	2127372.545	6612 Boyette Road 12/22	\$ 287.34
<b>Report Total</b>				<b><u>\$ 28,823.79</u></b>