



Rizzetta & Company

Wesbridge Community Development District

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

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

www.wesbridgecdd.org

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Ray Brun Eladio Izquierdo Leslie Green Austin Story Bob Schnaydman	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Scott Steady	Burr Forman, P.A.
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) 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.

March 9, 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, March 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
 - B. Discussion of Pet Poop Stations**
 - C. Discussion of Additional Pavers on Walking Trail around Boyette Rd Pond**
 - D. Discussion of Engineer Lighting for Pedestrian Walk-Through Between Marquette and Dutton**
- 4. STAFF REPORTS**
 - A. Aquatics Report
 1. Review of Remson Aquatics Report
(under separate cover)
 2. Consideration of Aquatic Planting Proposal
(under separate cover)
 - B. Landscape Inspection Manager**
 1. Review of Landscape Inspection Report..... Tab 1
 - C. District Counsel
 - D. District Engineer
 1. Review of District Engineer Report..... Tab 2
 2. Consideration of Proposal to Fix Erosion Issues
(under separate cover)
 3. Wesbridge Landscaping Map Tab 3
 - E. District Manager
 1. Presentation of District Manager Report and
Financial Statement Tab 4
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on February 13, 2023..... Tab 5
 - B. Consideration of Operation & Maintenance Expenditures for January 2023 Tab 6

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



February 28, 2023
Rizzetta & Company
Jason Liggett- Landscape Specialist



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❖ Complete red items
- ❖ Check the irrigation throughout the district to ensure we are getting adequate water.

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. Limb up the oak trees to the east of the main entrance along the vinyl fence on Wells Rd.
2. **During my inspection I walked the backside of the boundary fence to the east of the community along the vinyl fence that goes south. We have cleaned up most of this beds but there is still work that needs to be done towards the furthest south of this fence line. Eradicate the bed weeds and soft edge the bed. (Pic 2)**



5. Make sure the trees directly to the east of the main entrance across from the high school are being soft edged, Eradicate weeds and recreate tree rings. (Pic 5 Next Page)



3. **Note to the board that the furthest pond to the southeast had what looks like dead primrose around the bank. This is something your aquatics team could remove?(Pic 3>**
4. **The oak trees along the vinyl fence across from Wesley chapel high school are still in need of lifting and removing the black strap from the trees.(Pic 4)**



Dutton Drive, Devlin Lane, Thunderbird Drive



- 5. **Treat the weeds in the area that goes from north to south in between the houses on Gilburn Drive. Eradicate bed weeds and finish cutting back the ornamental grasses toward the end.**
- 7. **Eradicate the bed weeds in the Devlin Lane center island.**
- 8. 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)



- 9. **During my inspection there were work Vehicle in the common area space on Devlin Lane between the houses.**

- 10. Check the irrigation in the common area space next to the homes on Dutton Drive and Rystone Way and Stovall St. These areas were very dry.(Pic 10)



- 11. Throughout the district we need to be doing inspections to all 5 controllers. I received an irrigation report with only 2 controllers. I'm assuming the rest are not being checked.

- 12. During mowing visits make sure crews are string trimming around pond signs.(Pic 12)



- 13. In the big pond to the south of the property crews need to be string trimming around the fences. We also discussed round up along the fence line and this still hasn't been completed?





13

14. During my inspection I noticed a pond sign laying up against a homeowners fence we need to get this fixed it is on the biggest pong to the south of the community behind the homes on the northside of the pond.(Pic 14)



14

15. Remove the straps from the Cypress tree on the outbound side of the entrance on Boyette as you come in the gate.

16. Clean up the Hollie tree on the inbound side of the entrance on Boyette Rd.(Pic 21>)



21



Tab 2

Wesbridge CDD
ENGINEER'S REPORT FOR March 13th, 2023 BOARD MEETING

Ongoing Projects Report and Updates:

Stop Sign/Traffic Calming

BDI has spoken with Scott Steady, your district counsel, and reached out to the county regarding both the request to implement a stop sign west bound at Merilee Place and Skylark Drive and traffic calming in the community.

Mike Bunk, the Traffic Engineering Supervisor, and Venkat Vattikuti, the Traffic Operations Manager, for Pasco county have responded with the following answers regarding the two issues:

“An All Way Stop Traffic Warrant Study is required to be completed that provides Engineering Judgement for the Placement of the additional Stop sign. This Traffic Study must be signed and sealed and presented to Pasco County Traffic Operations.”

“Since your neighborhood is open to the public, all traffic control devices must be installed and applied as if this was a County road. Traffic Calming or whatever feature you choose is up to you as long as it is consistent with Traffic Engineering practices and is a device that is Approved for use in the State of Florida. Again if you choose to move forward with any type of traffic control device installations a plan showing the placement must be submitted to our office for review.”

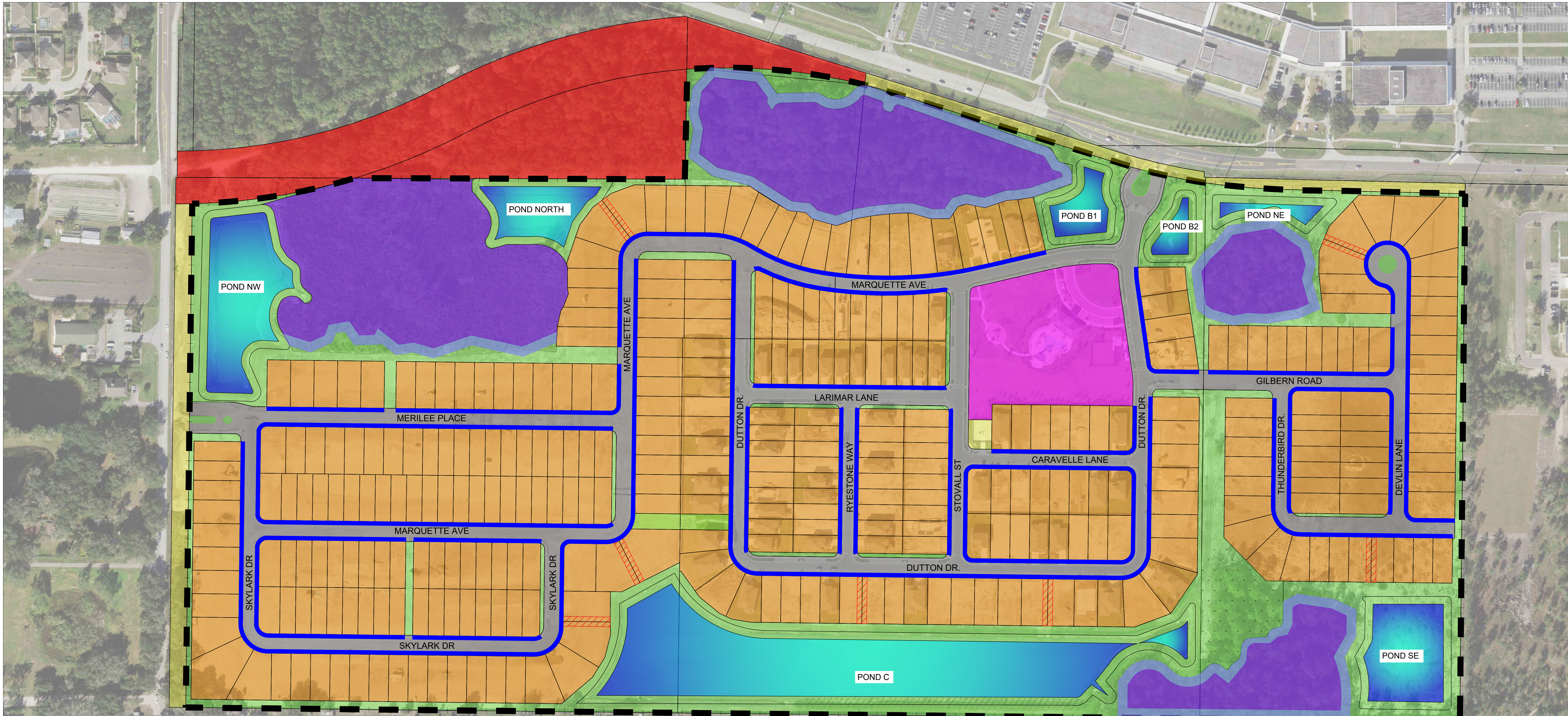
Recommendation: Since the county doesn't have much data generated from community resident complaints, evidence of accidents, and the current traffic signage was approved by the county, the need for the warrant study will be necessary. However, the more issues are voiced from the community on this area, the more traction it will get with the county approving changes.

The board has two options. Options 1: Budget for and spend the money to perform a stop warrant analysis which is not guaranteed to get the stop sign implemented. This option is costly and may not give the community the desired result. Option 2: Rely on the residents through public works requests or Traffic Department requests as the catalyst for the county to agree to implement the stop sign without a warrant study. This option is no cost but takes coordination and participation from the residents of the community.

Pond B2 Erosion

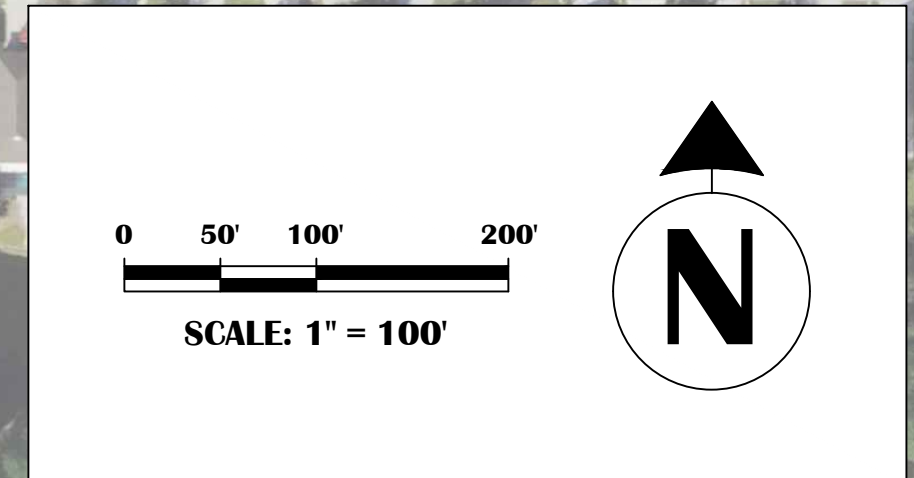
As requested by the board at the previous board meeting, BDI reviewed the construction plans and performed a site inspection at the extensive erosion reported in the southeast corner of Pond B2. It was found through plans review that this corner abuts the adjacent wetland and the bank that has eroded is part of the wetland buffer. The erosion is most likely caused by this particular section of the bank not being compacted correctly and/or having an excess amount of organic material in it. Both issues were a result of the bank's proximity to the wetland. The erosion does warrant a repair to stay in compliance with the SWFWMD stormwater permit. A scope was generated, and bids have been solicited from 3 contractors that are cost effective and regularly perform bank restorations of this size. No proposals have been received as of this report, but it is anticipated to have bids in time for the board meeting. Proposals will be brought in under separate cover.

Tab 3



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



FEB 2023

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT OWNERSHIP & MAINTENANCE MAP

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 10, 2023 at 6:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

**District
Manager's
Report**

March 13

2023

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<u>FINANCIAL SUMMARY</u>		<u>1/31/2023</u>
General Fund Cash & Investment Balance:		\$202,443
Reserve Fund Cash & Investment Balance:		\$46,039
Debt Service Fund & Investment Balance:		<u>\$592,730</u>
Total Cash and Investment Balances:		\$841,212
General Fund Expense		Over
Variance: \$9,658		Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

January 31, 2023

Prepared by: Rizzetta & Company, Inc.

Wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 01/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	199,440	8,560	381,784	0	589,784	0	0
Investments	3,003	37,479	210,946	34	251,462	0	0
Accounts Receivable	5,374	0	7,062	0	12,437	0	0
Refundable Deposits	162,751	0	0	0	162,751	0	0
Fixed Assets	0	0	0	0	0	3,624,279	0
Amount Available in Debt Service	0	0	0	0	0	0	599,792
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,605,208
Total Assets	370,568	46,039	599,792	34	1,016,434	3,624,279	6,205,000
Liabilities							
Accounts Payable	8,932	0	0	0	8,932	0	0
Deferred Revenue	14,336	0	0	0	14,336	0	0
Accrued Expenses	1,000	0	0	0	1,000	0	0
Due To Other	55,435	0	0	0	55,435	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	6,205,000
Deposits Payable	159,609	0	0	0	159,609	0	0
Total Liabilities	239,312	0	0	0	239,312	0	6,205,000
Fund Equity & Other Credits							
Beginning Fund Balance	(35,141)	37,329	468,996	31	471,215	0	0
Investment In General Fixed Assets	0	0	0	0	0	3,624,279	0
Net Change in Fund Balance	166,397	8,710	130,796	3	305,907	0	0
Total Fund Equity & Other Credits	131,256	46,039	599,792	34	777,122	3,624,279	0
Total Liabilities & Fund Equity	370,568	46,039	599,792	34	1,016,434	3,624,279	6,205,000

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	01/31/2023	01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	(1)
Special Assessments				
Tax Roll	283,592	283,592	283,675	(83)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	170	(170)
Total Revenues	283,592	283,592	283,846	(254)
Expenditures				
Legislative				
Supervisor Fees	12,000	4,000	3,800	200
Total Legislative	12,000	4,000	3,800	200
Financial & Administrative				
Administrative Services	4,917	1,639	1,639	0
District Management	21,962	7,321	7,320	0
District Engineer	8,000	2,666	3,700	(1,033)
Disclosure Report	5,000	5,000	5,000	0
Trustees Fees	5,000	1,667	0	1,666
Assessment Roll	5,304	5,304	5,304	0
Financial & Revenue Collections	3,933	1,311	1,312	0
Tax Collector/Property Appraiser Fees	150	0	0	0
Accounting Services	19,667	6,556	6,555	0
Auditing Services	5,000	0	0	0
Arbitrage Rebate Calculation	500	166	0	167
Public Officials Liability Insurance	2,977	2,977	2,667	310
Legal Advertising	5,000	1,667	635	1,032
Dues, Licenses & Fees	175	58	175	(117)
Website Hosting, Maintenance, Backup & Email	1,200	400	2,237	(1,837)
ADA Website Compliance	1,600	1,600	0	1,600
Total Financial & Administrative	90,385	38,332	36,544	1,788
Legal Counsel				
District Counsel	9,000	3,000	5,163	(2,163)
Total Legal Counsel	9,000	3,000	5,163	(2,163)
Electric Utility Services				
Utility Services	8,500	2,834	3,267	(434)
Utility - Street Lights	45,000	15,000	14,921	79

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	01/31/2023	01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	53,500	17,834	18,188	(355)
Water-Sewer Combination Services				
Utility Services	7,000	2,333	2,711	(378)
Total Water-Sewer Combination Services	7,000	2,333	2,711	(378)
Stormwater Control				
Aquatic Maintenance	5,500	1,834	1,705	129
Total Stormwater Control	5,500	1,834	1,705	129
Other Physical Environment				
Property Insurance	3,821	3,821	3,502	319
General Liability Insurance	3,638	3,638	3,259	379
Landscape Maintenance	60,000	20,000	20,000	0
Irrigation Maintenance & Repair	4,500	1,500	345	1,155
Landscape Replacement Plants, Shrubs, Trees	4,300	1,433	0	1,433
Landscape Inspection Services	0	0	2,400	(2,400)
Landscape - Annuals/Flowers	2,700	900	2,916	(2,016)
Holiday Decorations	2,000	2,000	0	2,000
Landscape - Mulch	6,500	2,167	0	2,167
Gate Cameras	1,008	336	528	(192)
Total Other Physical Environment	88,467	35,795	32,950	2,845
Parks & Recreation				
Telephone, Internet, Cable	3,240	1,080	1,100	(19)
Gate Maintenance & Repair	5,000	1,666	15,275	(13,609)
Pressure Washing	2,000	667	0	667
Fountain Service Repair & Maintenance	2,000	667	815	(149)
Total Parks & Recreation	12,240	4,080	17,190	(13,110)
Contingency				
Miscellaneous Contingency	5,500	1,833	448	1,386
Total Contingency	5,500	1,833	448	1,386
Total Expenditures	283,592	109,041	118,699	(9,658)
Total Excess of Revenues Over(Under) Expenditures	0	174,551	165,147	9,404
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	1,250	(1,250)
Total Other Financing Sources(Uses)	0	0	1,250	(1,250)

See Notes to Unaudited Financial Statements

282 General Fund

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(35,141)</u>	<u>35,141</u>
Total Fund Balance, End of Period	<u>0</u>	<u>174,551</u>	<u>131,256</u>	<u>43,295</u>

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	151	(151)
Special Assessments				
Tax Roll	11,460	11,460	11,460	0
Total Revenues	<u>11,460</u>	<u>11,460</u>	<u>11,611</u>	<u>(151)</u>
Expenditures				
Contingency				
Capital Reserve	11,460	11,460	2,900	8,560
Total Contingency	11,460	11,460	2,900	8,560
Total Expenditures	<u>11,460</u>	<u>11,460</u>	<u>2,900</u>	<u>8,560</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>8,711</u>	<u>(8,711)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>37,328</u>	<u>(37,328)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>46,039</u>	<u>(46,039)</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	01/31/2023	01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6	(6)
Special Assessments				
Tax Roll	388,326	388,326	388,383	(58)
Total Revenues	388,326	388,326	388,389	(64)
Expenditures				
Debt Service				
Interest	253,326	253,326	127,590	125,735
Principal	135,000	135,000	130,000	5,000
Total Debt Service	388,326	388,326	257,590	130,735
Total Expenditures	388,326	388,326	257,590	130,735
Total Excess of Revenues Over(Under) Expenditures	0	0	130,799	(130,799)
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(3)	3
Total Other Financing Sources(Uses)	0	0	(3)	3
Fund Balance, Beginning of Period	0	0	468,996	(468,996)
Total Fund Balance, End of Period	0	0	599,792	(599,792)

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	3	(3)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>3</u>	<u>(3)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>31</u>	<u>(31)</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>34</u></u>	<u><u>(34)</u></u>

Wesbridge CDD
Investment Summary
January 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2023</u>
The Bank of Tampa	Money Market Account	\$ 3,003
	Total General Fund Investments	\$ 3,003
The Bank of Tampa ICS Capital Reserve Nex Bank	Money Market Account	\$ 37,479
	Total Reserve Fund Investments	\$ 37,479
US Bank Series 2019 Revenue	US Bank Money Market 5 - Ct	\$ 16,783
US Bank Series 2019 Reserve	US Bank Money Market 5 - Ct	194,163
	Total Debt Service Fund Investments	\$ 210,946
US Bank Series 2019 Construction	US Bank Money Market 5 - Ct	\$ 34
	Total Capital Project Fund Investments	\$ 34

**Wesbridge Community Development District
Summary A/R Ledger
From 01/1/2023 to 01/31/2023**

Fund ID	Fund Name	Customer name	Document num-ber	Date created	Balance Due	AR Account
282, 2334						
282-001	282 General Fund	Pasco County Tax Collector	AR00000601	07/31/2022	358.76	11510
282-001	282 General Fund	Pasco County Tax Collector	AR00000330	10/01/2022	5,015.13	12110
Sum for 282, 2334					5,373.89	
282, 2336						
282-200	282 Debt Service Fund S2019	Pasco County Tax Collector	AR00000601	07/31/2022	462.78	11510
282-200	282 Debt Service Fund S2019	Pasco County Tax Collector	AR00000330	10/01/2022	6,599.71	12110
Sum for 282, 2336					7,062.49	
Sum for 282					12,436.38	
Sum Total					12,436.38	

**Wesbridge Community Development District
Summary A/P Ledger
From 01/1/2023 to 01/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334					
282 General Fund	12/31/2022	Burr & Forman, LLP	1364352	Legal Services 12/22	1,087.50
282 General Fund	12/23/2022	DoorKing, Inc.	1954437	Cell System Services 01/23	53.95
282 General Fund	01/20/2023	DoorKing, Inc.	1952436	Gate Services 01/23	53.95
282 General Fund	12/31/2022	Johnson Mirmiran & Thompson, Inc.	1-204687	Engineering Services 12/22	3,700.00
282 General Fund	01/20/2023	Pasco County Utilities	17859710	30032 Marquette Ave 01/23	48.75
282 General Fund	01/20/2023	Pasco County Utilities	17859351	6554 Ryestone Way 01/23	57.75
282 General Fund	01/20/2023	Pasco County Utilities	17859711	29966 Marquette Place 01/23	8.25
282 General Fund	01/20/2023	Pasco County Utilities	17859350	6697 Dutton Irrigation Drive 01/23	591.00
282 General Fund	01/20/2023	Pasco County Utilities	17859729	6612 Boyette Road 01/23	97.50
282 General Fund	01/06/2023	Remson Aquatics LLC	115684	Lake Maintenance 01/23	395.00
282 General Fund	01/26/2023	Securiteam, Inc.	12979010923	Service Call 01/23	2,688.38
282 General Fund	01/22/2023	Spectrum	084983201012223 02/23	5678 Dutton Drive - In- ternet & Phone - 02/23	149.97
Sum for 282, 2334					8,932.00
Sum for 282					8,932.00
Sum Total					8,932.00

Wesbridge Community Development District
Notes to Unaudited Financial Statements
January 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 01/31/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 5

MINUTES OF MEETING

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

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Wesbridge Community Development District was 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.

Present and constituting a quorum were:

Raymond Brun	Chairman
Eladio Izquierdo	Vice Chairman
Leslie Green	Assistant Secretary
Austin Story	Assistant Secretary
Bob Schnaydman	Assistant Secretary

Also present:

Lynn Hayes	District Manager, Rizzetta & Co.
Scott Steady	DC, Burr Forman (via conference call)
Stephen Brletic	DE; BDI Engineering
Greg Funk	Assistant Manager; Sunrise Landscape
Jason Liggett	Landscape Inspection Manager, Rizzetta & Co.

Audience Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Hayes 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

Discussion of FY 2023-2024 Budget

The Board held a brief discussion regarding the FY 2023-2024 Budget. Mr. Hayes answered Board questions. The Board would like to table this discussion to the March 13, 2023 meeting.

FOURTH ORDER OF BUSINESS

Staff Reports

49
50
51 **A. Aquatics Report**

52 Mr. Remson was not present, and the Board received his report under
53 separate cover. There were no questions at this time.
54

55 **B. Landscape Inspection Report**

56 Mr. Liggett presented his Landscape Inspection Services Report.
57

58 Mr. Liggett let Sunrise Landscape know that the District is going out to bid
59 for landscaping. Mr. Liggett met with Mr. Greg Funk and Mr. Jay Grimaldi to
60 discuss all items from his report that need to be addressed. The Board does
61 not want to include Sunrise on the RFP invite.
62

63 There was a brief discussion regarding residents dumping mattresses and
64 other items outside of the dumpster. Mr. Liggett asked Sunrise to pick these
65 items up.
66

67 **C. District Counsel**

68 Mr. Steady presented his report to the Board.
69

70 The Board held a discussion regarding the towing policy which was approved
71 at the last meeting. There have been several email blasts and letters sent to
72 residents notifying them of the new policy. This towing policy will go into effect
73 on March 1, 2023
74

75 **D. District Engineer**

76 Mr. Brletic was present and available for Board questions.
77

78 The Board reviewed the landscaping map that was provided by Mr. Brletic
79 and his team for the RFP process. Mr. Liggett will send out the RFP on
80 February 20, 2023.
81

82 Mr. Brun stated that the Board would like a stop sign/crosswalk installed at
83 Marilee and Skylark due to blind spots. Mr. Brletic will get with Mr. Steady to
84 discuss their options. He will also do some research to see if a traffic
85 enforcement agreement has already been put in place.
86

87 Mr. Liggett asked Mr. Brletic about the pond erosion issues at B2 and would
88 like him to inspect the area. Mr. Brletic went over different erosion repair
89 options with the Board and will provide the scope for erosion repair and
90 aquatic plants at the next meeting.
91

92 **E. District Manager**

93 The Board received the District Manager Report from Mr. Hayes. Mr. Hayes
94 reminded the Board of their next regularly scheduled meeting for Monday,
95 March 13, 2023 at 6:00p.m.
96

97 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
98 **of Supervisors' Regular Meeting held**
99 **on January 19, 2023**
100

On a motion from Mr. Brun, seconded by Mr. Green, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on January 19, 2023 for Wesbridge Community Development District.

101
102 **SIXTH ORDER OF BUSINESS** **Ratification of Operation &**
103 **Maintenance Expenditures for**
104 **December 2022**
105

On a motion from Mr. Brun, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors ratified the O&M Expenditures for December 2022 in the amount of \$28,823.79 for Wesbridge Community Development District.

106
107 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**
108

109 During the Supervisor's request, Mr. Schnaydman asked that Mr. Adams get with the
110 District Counsel/HOA/ARC/ACC and discuss fending on CDD easements.

111
112 Mr. Green voiced his concerns about kids at the pool.

113
114 **EIGHTH ORDER OF BUSINESS** **Adjournment**
115

On a motion from Mr. Green, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 7:11 p.m. for Wesbridge Community Development District.

116
117
118
119
120 _____
Secretary/Assistant Secretary Chairman/ Vice Chairman

Tab 6

Wesbridge Community Development District

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operations and Maintenance Expenditures January 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$36,685.28**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Architectural Fountains, Inc	100076	12012271QN	Quarterly Lake Fountain Service 10/22	\$ 125.00
Austin John Story	100084	AS011923	Board of Supervisors Meeting 01/19/23	\$ 200.00
Bob Schnaydman	100085	BS011923	Board of Supervisors Meeting 01/19/23	\$ 200.00
Eladio Izquierdo	100078	EI111422	Board of Supervisors Meeting 11/14/22	\$ 200.00
Eladio Izquierdo	100086	EI011923	Board of Supervisors Meeting 01/19/23	\$ 200.00
Leslie J Green	100087	LG011923	Board of Supervisors Meeting 01/19/23	\$ 200.00
Raymond G Brun	100088	RB011923	Board of Supervisors Meeting 01/19/23	\$ 200.00
Burr & Forman, LLP	100074	1359191	Legal Services 11/22	\$ 1,050.00
Fountain Design Group, Inc.	100077	28971A	Quarterly Fountain Cleaning Service 01/23	\$ 345.00

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	ACH	17706049	6697 Dutton Irrigation Drive 12/22	\$ 609.90
Pasco County Utilities	ACH	17706050	6554 Ryestone Way 12/22	\$ 80.10
Pasco County Utilities	ACH	17706410	30032 Marquette Ave 12/22	\$ 61.28
Pasco County Utilities	ACH	17706411	29966 Marquette Place 12/22	\$ 10.65
Pasco County Utilities	ACH	17706429	6612 Boyette Road 12/22	\$ 142.43
Pasco Sheriff's Office	100080	8158	Off-Duty Patrol 12/16/22	\$ 200.00
Pasco Sheriff's Office	100081	8164	Off-Duty Patrol 12/19/22	\$ 248.00
Rizzetta & Company, Inc.	100073	INV0000074661	District Management Services 01/23	\$ 4,981.59
Rizzetta & Company, Inc.	100079	INV0000074870	Annual Dissemination Services 01/23	\$ 5,000.00

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Southern Automated Access Services, LLC	100082	12254	Gate Repair 01/23	\$ 9,528.00
Spectrum	100075	89543002121022	6612 Boyette Road - Internet - 12/22	\$ 99.99
Spectrum	ACH	84983201122222	5678 Dutton Drive - Internet & Phone -	\$ 149.97
Spectrum	ACH	89543002011023	6612 Boyette Road - Internet - 01/23	\$ 99.99
Sunrise Landscape	100083	8755	Annuals 12/22	\$ 2,916.00
Sunrise Landscape	100090	8915	Monthly Landscaping 01/23	\$ 5,000.00
Times Publishing Company	100089	0000264875 01/08/23	Legal Advertising 01/23	\$ 133.50
Withlacoochee River Electric Cooperative, Inc.	ACH	2078246.043	Public Lighting 01/23	\$ 3,784.78
Withlacoochee River Electric Cooperative, Inc.	ACH	2087102.043	5678 Dutton Drive 01/23	\$ 641.09
Withlacoochee River Electric Cooperative, Inc.	ACH	2127372.043	6612 Boyette Road 01/23	\$ <u>278.01</u>
Report Total				\$ <u>36,685.28</u>