



Rizzetta & Company

Wesbridge Community Development District

**Board of Supervisor's Regular
Meeting
April 15, 2024**

**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	Eladio Izquierdo Leslie Green Bob Schnaydman Scott Peterson Samuel Hawes	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.

April 8, 2024

**Board of Supervisors
Wesbridge Community
Development District**

Dear Board Members:

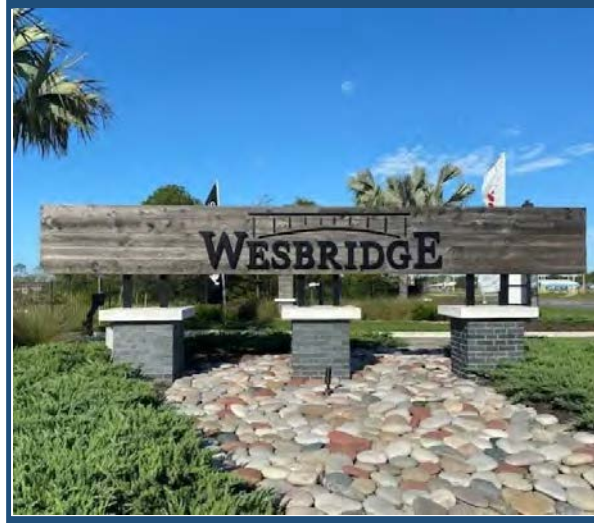
The regular meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, April 15, 2024, at 5:30 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 1. Discussion of FY 24-25 Budget
 2. Discussion of Gate Proposals
- 4. STAFF REPORTS**
 - A. Aquatics Report
 1. Review of Aquatics Report Tab 1
 - B. Landscape Inspection Manager
 1. Review of Landscape Inspection Report..... Tab 2
 2. Review of LMP Response Tab 3
 3. Review of Irrigation Report (*Under Separate Cover*)
 - C. District Counsel
 - D. District Engineer
 1. Review of District Engineer Report..... Tab 4
 2. Consideration of Speed Tables Proposals (*Under Separate Cover*)
 - E. District Manager
 1. Presentation of District Manager Report and
Monthly Financial Statement..... Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on March 18, 2024 Tab 6
 - B. Consideration of Operation & Maintenance Expenditures
for February 2024 (*Under Separate Cover*)
- 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 Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
3/21/2024

Prepared for:
Wesbridge
Community Development District

Prepared by:
Stephen Roehm, Service Manager
Doug Agnew, Senior Environmental Consultant

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



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Site Assessments

Pond B1

Comments:

Treatment In Progress

Systemic treatments of Sonar performed to target Slender Spikerush.

Native aquatic plants are thriving and gradually spreading along the edges of the pond.



Pond B2

Comments:

Treatment In Progress

Systemic treatments of Sonar performed to target Slender Spikerush.

Native aquatic plants are thriving and gradually spreading along the edges of the pond.



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Site Assessments

Pond SE

Comments:

Treatment In Progress

Pond continues to have significant amounts of trash discarded into the pond.

Trash has been picked up twice a month.

Systemic treatments of Sonar performed to target Slender Spikerush.



Pond C

Comments:

Requires Attention

Kids can be seen using this hole in the fence as a shortcut through the community to go to school. Could be contributing to the excess trash within this pond.

Planktonic algae treated in March.



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Site Assessments

Pond N

Comments:

Site Looks Good

Continue monitoring and treating trace amounts of Torpedograss and invasive Primrose along the ponds edge.

We are performing a soil density/composition test of the shallow shoreline areas in April to determine the feasibility of native aquatic plant installation.



Pond NW

Comments:

Site Looks Good

Trace amounts of algae treated.

We are performing a soil density/composition test of the shallow shoreline areas in April to determine the feasibility of native aquatic plant installation.



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Site Assessments

Pond NE

Comments:

Treatment In Progress

Systemic treatment of Sonar performed to target Slender Spikerush.

Algae treatments performed in March.



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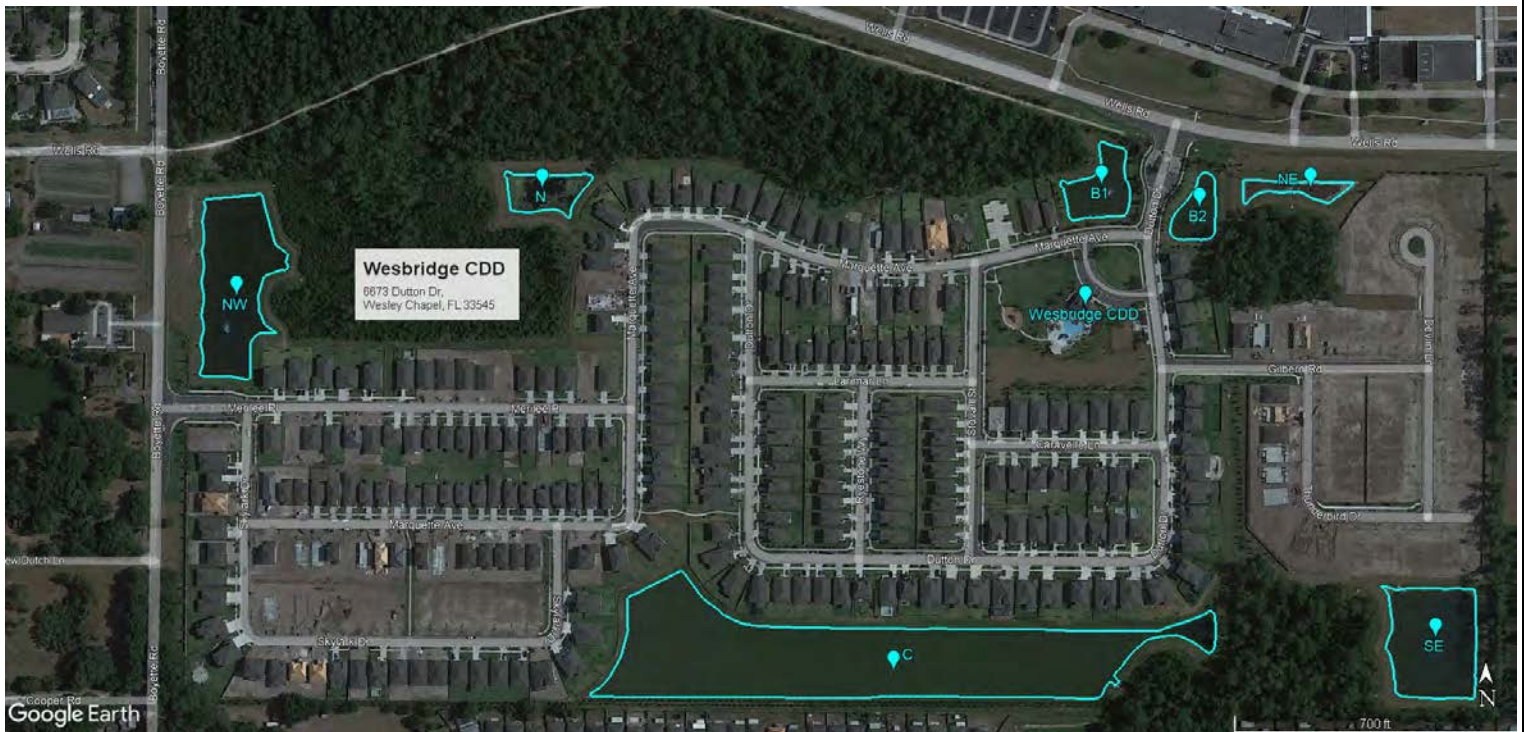
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Map



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1-800-491-9621



Wesbridge CDD

Wesley Chapel, FL

Trash Pick-Up



The first three (3) pictures show excessive trash located in Pond SE. Pond SE filled one entire trash bag by itself (shown in bottom left picture), while the other ponds filled one trash bag in total (shown in bottom right picture).

Tab 2

WESBRIDGE

LANDSCAPE INSPECTION REPORT



March 30, 2024
Rizzetta & Company
Jason Liggett- Landscape Specialist



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❖ Continue to improve detail throughout the community.

The following are action items for LMP 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.**

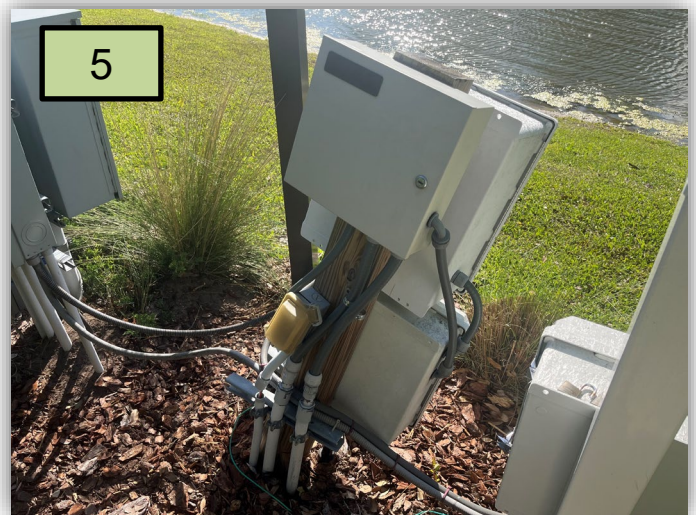
1. **Recreate the tree rings along the lake across from Wesley Chapel High School to the east of the main entrance to Wesbridge.**



2. Remove the vines in the ornamental grasses on the outbound side of the main entrance before the gate.(pic 2)



3. Spray out the tree rings next to 6672 Dutton Drive along the lake bank..
4. Make sure crews are soft edging the beds at the main entrance during service visits.
5. **During my inspection, the 6x6 that the door king box is on is laying over and very loose. This needs to be addressed.(pic 5)**



6. Treat the ant mounds throughout the main entrance to the community.
7. Remove the dead fronds from the Bird Of Paradise on the outbound side of the main entrance.
8. Lift the oak trees at the main entrance to the community to 10 feet per the scope of services.



9. Remove the bed weeds in the traffic circle on Devlin Lane.
10. Diagnose and treat the yellowing in the turf next to 6565 Stovall street.
11. Eradicate the bed weeds in the bed spaces next to 6565 Stovall Street.
12. Diagnose and treat the yellowing next to 6560 Ryestone way in the Saint Augustine and 6563 Ryestone way.
13. Eradicate the bed weeds in the cut through that goes from Dutton Drive to Marquette Ave ad well as the tree rings in this area.
14. Treat the bed weeds next to 6629 Larimar Lane pull the taller weeds by hand.
15. Eradicate the bed weeds next to 30026 Merilee place.
16. Eradicate the bed weeds in the ornamental grass beds at the cut through from Skylark Drive to Marquette Ave.
17. Throughout the district we need to get better with the bed weed controls.
18. Eradicate the bed weeds in the bed spaces on Boyette road.(pic 18>)



Tab 3



WESBRIDGE CDD

RIZZETTA FIELD INSPECTION REPORT RESPONSE

Date Inspection Report Performed 2/29/24

Date LMP Received Report 3/11/24

LMP Response Date 3/15/24

- - Carry Overs
- - Completed
- - LMP Response

1.Recreate the tree rings along the lake across from Wesley Chapel High School to the east of the main entrance to Wesbridge. **Completed 3/15/24**

2.Eradicate the bed weeds throughout the main entrance to Wesbridge CDD. **Completed 3/15/24**

3.During my inspection I noticed that the district was not mowed last week. LMP needs to make sure they are following the Scope in the contract. Weekly mowing started March 1st
LMP crew was there this week detailing and cutting back grass

4. Eradicate the bed weeds on the exit side before the gate at the main Wesbridge entrance under the pine trees. . Completed 3/15/24

5. Recreate the tree rings along the pond next to 6672 Dutton Drive . Completed 3/15/24

6. Treat the bed weeds in the common areas to the south of Gilbern road in the common area that goes between the houses. (Pic 6>). Completed 3/15/24

7. String trim the tall grass area next to the drainage in the same area as the last item. This area has dried up. (Pic 7) Completed 3/15/24

8. Eradicate the bed weeds in the cut through from Dutton Drive to Marquette Ave. Completed 3/15/24

9. Eradicate the bed weeds in the bed spaces next to 30370 Marquette Ave. Completed 3/15/24

10. Eradicate the bed weeds in the common area next to 30206 Marquette Ave. Completed 3/15/24

11. Eradicate the bed weeds next to 30226 Merilee Place. As well as treat the turf weeds throughout this common area as well. Completed 3/15/24

12. Remove the weeds from the Parsoni Juniper in the cut through from Marquette Ave to Dutton Drive. **Completed 3/15/24**

13. We still have bed weeds in the beds in the cut through that goes from Skylark ave to Marquette ave.

Completed 3/15/24

14. Treat the grasses in the center island at the entrance on Boyette Ave. Perform a cutback to this material. **Completed 3/15/24**

Tab 4

**Wesbridge CDD
ENGINEER'S REPORT FOR APRIL 15TH, 2024 BOARD MEETING**

Ongoing Projects Report and Updates:

Pond & Sidewalk Repairs – CrossCreek Environmental advised staff that they had completed the pond repairs. An inspection was completed on March 25th and a punch list of issues with the repairs we're provided to CrossCreek and Management. CrossCreek communicated that they completed the warranty items, and the final inspection will be completed the week of April 8th.

Traffic Calming – A meeting with County Traffic Engineering Supervisor Mike Bunk on April 4th. Mr. Bunk advised that he will need to have an internal meeting with the other traffic engineering staff to discuss the community and it's unique profile of being a gated community with public access roads and how they will treat the roadways based on that criteria. This information will dictate how the community will move forward. BDi provided the historical communication to the County that took place in 2023 and their feedback that the County provided at that time. We must now wait for the County Traffic Engineering department to respond with the process they will require now and our traffic control options.

Location 5



Location 5





Location 4



Location 4



Location 4



Location 2



Location 1





Location 3



Location 3



Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 20, 2024 at 5:30pm
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/22 – 11/24 (Seat 1-Bob); Term 11/22-11/24 (Seat 2-Scott); Term 11/18-11/22 (Seat 3-Samuel)

District
Manager's
Report

April 15

2024

W
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S
B
R
I
D
G
E

<u>FINANCIAL SUMMARY</u>		<u>2/29/2024</u>
General Fund Cash & Investment Balance:		\$180,569
Reserve Fund Cash & Investment Balance:		\$106,981
Debt Service Fund Investment Balance:		<u>\$607,858</u>
Total Cash and Investment Balances:		\$895,408
General Fund Expense		Under
Variance: \$16,773		Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

February 29, 2024

Prepared by: Rizzetta & Company, Inc.

Wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 02/29/2024

(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	177,477	38,560	0	0	216,037	0	0
Investments	3,092	68,421	607,858	5,211	684,583	0	0
Accounts Receivable	5,573	0	5,275	0	10,847	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	613,133
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,456,867
Total Assets	348,893	106,981	613,133	5,211	1,074,218	3,624,279	6,070,000
Liabilities							
Accounts Payable	11,197	0	0	0	11,197	0	0
Accrued Expenses	2,106	0	0	0	2,106	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	6,070,000
Deposits Payable	159,609	0	0	0	159,609	0	0
Total Liabilities	172,912	0	0	0	172,912	0	6,070,000
Fund Equity & Other Credits							
Beginning Fund Balance	(27,434)	46,587	478,236	837	498,225	0	0
Investment In General Fixed Assets	0	0	0	0	0	3,624,279	0
Net Change in Fund Balance	203,415	60,394	134,897	4,374	403,081	0	0
Total Fund Equity & Other Credits	175,981	106,981	613,133	5,211	901,306	3,624,279	0
Total Liabilities & Fund Equity	348,893	106,981	613,133	5,211	1,074,218	3,624,279	6,070,000

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	71	(71)
Special Assessments				
Tax Roll	350,078	350,078	351,737	(1,659)
Total Revenues	350,078	350,078	351,808	(1,730)
Expenditures				
Legislative				
Supervisor Fees	12,000	5,000	3,400	1,600
Total Legislative	12,000	5,000	3,400	1,600
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,538	1
Accounting Services	19,667	8,195	8,194	0
Administrative Services	4,917	2,048	2,049	0
Arbitrage Rebate Calculation	450	0	0	0
Assessment Roll	5,304	5,304	5,304	0
Auditing Services	5,000	0	35	(35)
Disclosure Report	5,000	5,000	5,000	0
District Engineer	12,000	5,000	5,605	(605)
District Management	21,962	9,151	9,151	0
Dues, Licenses & Fees	175	175	175	0
Financial & Revenue Collections	3,933	1,639	1,639	0
Legal Advertising	1,700	708	196	512
Public Officials Liability Insurance	3,067	3,067	2,760	307
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	5,000	5,000	4,041	959
Website Hosting, Maintenance, Backup & E	2,100	875	1,000	(125)
Total Financial & Administrative	91,963	47,700	46,687	1,014
Legal Counsel				
District Counsel	11,000	4,584	2,661	1,922
Total Legal Counsel	11,000	4,584	2,661	1,922
Electric Utility Services				
Utility - Street Lights	45,215	18,839	19,802	(963)
Utility Services	10,527	4,387	4,001	385
Total Electric Utility Services	55,742	23,226	23,803	(578)
Water-Sewer Combination Services				
Utility Services	8,823	3,676	1,317	2,360

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2024	02/29/2024	02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Water-Sewer Combination Services	8,823	3,676	1,317	2,360
Stormwater Control				
Aquatic Maintenance	5,500	2,291	4,857	(2,565)
Total Stormwater Control	5,500	2,291	4,857	(2,565)
Other Physical Environment				
Gate Cameras	1,150	480	411	68
General Liability Insurance	3,748	3,748	3,373	375
Holiday Decorations	2,000	2,000	2,000	0
Irrigation Maintenance & Repair	4,500	1,875	5,654	(3,779)
Landscape - Annuals/Flowers	6,000	6,000	3,000	3,000
Landscape - Mulch	19,800	8,250	0	8,250
Landscape Inspection Services	7,200	3,000	3,500	(500)
Landscape Maintenance	75,000	31,250	34,094	(2,844)
Landscape Replacement Plants, Shrubs, Tr	4,300	1,792	0	1,792
Property Insurance	5,252	5,252	5,620	(368)
Total Other Physical Environment	128,950	63,646	57,652	5,994
Parks & Recreation				
Dog Waste Station Supplies & Maintenance	1,800	750	0	750
Fountain Service Repair & Maintenance	2,000	833	2,805	(1,972)
Gate Maintenance & Repair	8,800	3,667	1,093	2,574
Pressure Washing	3,000	1,250	2,152	(902)
Telephone, Internet, Cable	3,000	1,250	1,073	177
Total Parks & Recreation	18,600	7,750	7,123	627
Contingency				
Crosswalk Maintenance	12,000	5,000	0	5,000
Miscellaneous Contingency	5,500	2,292	893	1,398
Total Contingency	17,500	7,292	893	6,398
Total Expenditures	350,078	165,165	148,393	16,773
Total Excess of Revenues Over(Under) Expenditures	0	184,913	203,415	(18,502)
Fund Balance, Beginning of Period	0	0	(27,434)	27,434
Total Fund Balance, End of Period	0	184,913	175,981	8,932

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	195	(195)
Special Assessments				
Tax Roll	60,200	60,200	60,200	0
Total Revenues	<u>60,200</u>	<u>60,200</u>	<u>60,395</u>	<u>(195)</u>
Expenditures				
Contingency				
Capital Reserve	60,200	60,200	0	60,200
Total Contingency	60,200	60,200	0	60,200
Total Expenditures	<u>60,200</u>	<u>60,200</u>	<u>0</u>	<u>60,200</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>60,395</u>	<u>(60,395)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>46,586</u>	<u>(46,586)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>106,981</u>	<u>(106,981)</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,797	(9,797)
Special Assessments				
Tax Roll	388,326	388,326	389,896	(1,570)
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>399,693</u>	<u>(11,367)</u>
Expenditures				
Debt Service				
Interest	135,000	135,000	125,478	9,521
Principal	253,326	253,326	135,000	118,326
Total Debt Service	<u>388,326</u>	<u>388,326</u>	<u>260,478</u>	<u>127,847</u>
Total Expenditures	<u>388,326</u>	<u>388,326</u>	<u>260,478</u>	<u>127,847</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>139,215</u>	<u>(139,215)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(4,318)	4,318
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(4,318)</u>	<u>4,318</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>478,236</u>	<u>(478,236)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>613,133</u>	<u>(613,133)</u>

Wesbridge Community Development District
 Statement of Revenues and Expenditures
 As of 02/29/2024
 (In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	56	(56)
Total Revenues	<u>0</u>	<u>0</u>	<u>56</u>	<u>(56)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>56</u>	<u>(56)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,318	(4,318)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>4,318</u>	<u>(4,318)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>837</u>	<u>(837)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>5,211</u>	<u>(5,211)</u>

Wesbridge CDD
Investment Summary
February 29, 2024

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>February 29, 2024</u>
The Bank of Tampa	Money Market Account	\$ 63,292
	Total General Fund Investments	\$ 63,292
The Bank of Tampa ICS Capital Reserve Nex Bank	Money Market Account	\$ 8,221
	Total Reserve Fund Investments	\$ 8,221
US Bank Series 2019 Revenue	US Bank Money Market 5 - Ct	\$ 413,696
US Bank Series 2019 Reserve	US Bank Money Market 5 - Ct	194,162
	Total Debt Service Fund Investments	\$ 607,858
US Bank Series 2019 Construction	US Bank Money Market 5 - Ct	\$ 5,211
	Total Capital Projects Fund Investments	\$ 5,211

**Wesbridge Community Development District
Summary A/R Ledger
From 02/1/2024 to 02/29/2024**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
282, 2334	282-001	282 General Fund	Pasco County Tax Collector	AR00001367	12110	10/01/2023	5,572.66
Sum for 282, 2334							5,572.66
282, 2336	282-200	282 Debt Service Fund S2019	Pasco County Tax Collector	AR00001367	12110	10/01/2023	5,274.50
Sum for 282, 2336							5,274.50
Sum for 282							10,847.16
Sum Total							10,847.16

See Notes to Unaudited Financial Statements

**Wesbridge Community Development District
Summary A/P Ledger
From 02/1/2024 to 02/29/2024**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334					
282 General Fund	02/23/2024	DoorKing, Inc.	2198562	Cell System Services 02/24	53.95
282 General Fund	02/25/2024	Down and Dirty Pres- sure Washing	112919	Pressure Washing 02/24	2,151.60
282 General Fund	02/14/2024	Landscape Mainte- nance Professionals, Inc.	181826	Tree Removal (Flush Cut) 02/24	1,400.00
282 General Fund	02/29/2024	Landscape Mainte- nance Professionals, Inc.	182360	Fertilizer Application 02/24	900.00
282 General Fund	02/29/2024	Landscape Mainte- nance Professionals, Inc.	182361	Pest Control Services 02/24	150.00
282 General Fund	02/26/2024	Landscape Mainte- nance Professionals, Inc.	182308	Soil Install 02/24	1,724.00
282 General Fund	02/28/2024	Landscape Mainte- nance Professionals, Inc.	182341	Irrigation Repairs 02/24	746.56
282 General Fund	02/28/2024	Landscape Mainte- nance Professionals, Inc.	182337	Irrigation Repairs 02/24	757.56
282 General Fund	02/28/2024	Landscape Mainte- nance Professionals, Inc.	182342	Irrigation Repairs 02/24	741.56
282 General Fund	02/28/2024	Landscape Mainte- nance Professionals, Inc.	182339	Irrigation Repairs 02/24	741.56
282 General Fund	02/28/2024	Landscape Mainte- nance Professionals, Inc.	182338	Irrigation Repairs 02/24	741.56
282 General Fund	02/28/2024	Landscape Mainte- nance Professionals, Inc.	182340	Irrigation Repairs 02/24	825.28
282 General Fund	02/28/2024	Southern Automated Access Services, LLC	14223	Gate Repair 02/24	113.00
282 General Fund	02/21/2024	Spectrum	1303841022124	Auto-pay 5678 Dutton Drive - In- ternet & Phone - 03/24	149.97
Sum for 282, 2334					11,196.60
Sum for 282					11,196.60
Sum Total					11,196.60

Wesbridge Community Development District
Notes to Unaudited Financial Statements
February 29, 2024

Balance Sheet

1. Trust statement activity has been recorded through 2/29/24.
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 FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 6

MINUTES OF MEETING

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

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Wesbridge Community Development District was held on **Monday, March 18, 2024, at 5:30 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:

Leslie Green	Vice-Chairman
Bob Schnaydman	Assistant Secretary
Samuel Hawes	Assistant Secretary

Also present:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Eladio Izquierdo	Chairman (via conference call)
Doug Agnew	Representative, Advance Aquatics
Marshall Rainey	District Counsel, Burr Forman
Jerry Whited	District Engineer, BDI Engineering

Audience	None
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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 at approximately 5:32 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments.

THIRD ORDER OF BUSINESS

Business Items

A. Discussion of FY 24-25 Budget

Mr. Adams informed the Board the May meeting will only have the Budget on the Agenda.

B. Discussion of HOA/CDD Lands

Mr. Izquierdo, the District Counsel and District Manager will have a conference call regarding ownership of maintenance between the homeowner and the CDD.

48 **C. Consideration of Fountain Maintenance Proposal**

49 The Board tabled the proposal and requested more options.

50
51 **FOURTH ORDER OF BUSINESS**

Staff Reports

52
53 **A. Aquatics Report**

54 **1. Review of Aquatics Report**

55 Mr. Agnew went over his report and the Board had no issues.

56
57 **B. Landscape Inspection Report**

58 **1. Review of Landscape Inspection Report**

59 Mr. Adams went over the landscape Inspection report.

60 Mr. Schnaydman mentioned the teams need to make sure they blow the
61 debris when they complete moving.

62
63 **2. Discussion of LMP Performance**

64 Mr. Izquierdo led the discussion on the LMP Performance. LMP needs
65 to improve on focusing on the details of the work.

66
67 **3. Review of LMP Report**

68 LMP will start doing the weekly mowing. All red items are completed.

69
70 **C. District Counsel**

71 District Counsel will investigate the towing. He will investigate who has the
72 right to tow violations.

73
74 **D. District Engineer**

75 **1. Review of District Engineer Report**

76 The District Engineer reviewed his report.

77 The Board requested Mr. Whited to investigate the permit process for
78 speed tables and speed humps. The District Engineer will provide an
79 update at the next meeting.

80
81 **E. District Manager**

82 **1. Presentation of DM Report and Monthly Financial Statement**

83 The Board received the District Manager's Report. Mr. Adams reminded
84 the Board of their next regularly scheduled meeting for Monday, April 15,
85 2024, at 5:30 p.m.

86
87 **FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held
on February 19, 2024**

88
89
90
On a motion from Mr. Schnaydman, seconded by Mr. Hawes, with all in favor, the Board of Supervisors accepted and adopted the Minutes of the Board of Supervisors' Regular Meeting held on February 19, 2024, for Wesbridge Community Development District.

92 **SIXTH ORDER OF** **Operation & Maintenance Expenditures**
93 **for February 2024**
94

95 The Board requested Mr. Adams to investigate why the district overpaid for the developer.
96

On a motion from Mr. Hawes, seconded by Mr. Green, with all in favor, the Board of Supervisors accepted the Operation & Maintenance Expenditures for February 2024 (\$75,715.75), for Wesbridge Community Development District.

97 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**
98
99

100 Mr. Hawes requested Mr. Adams to assist with registering his email with the county.
101

102 The Board requested a traffic study for the traffic flow.
103

104 Mr. Green requested proposals for new foundation lights.
105

106 **EIGHTH ORDER OF BUSINESS** **Adjournment**
107

On a motion from Mr. Petersen seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors adjourned the meeting at 7:09 p.m. for Wesbridge Community Development District.

108
109
110
111

Secretary/Assistant Secretary Chairman/ Vice Chairman