

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.

**BELLA VIDA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bella Vida Community Development District was held on **Wednesday, August 31, 2016 at 4:01 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

Sarona Weyant	Board Supervisor, Chairman
Erik Sandsmark	Board Supervisor, Vice Chairman
Jim Benafel	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Mike Eckert	District Counsel, Hopping Green & Sams, P.A.
	(via speaker phone)

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and read roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor to public comments. There were none.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on May 10,
2016**

Ms. Blandon presented the Minutes of the Board of Supervisors Meeting held on May 10, 2016. She asked if there were any revisions to the Minutes. There were none.

On a Motion by Ms. Weyant, seconded by Mr. Sandsmark, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on May 10, 2016, for the Bella Vida Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the Months
of April, May, and June 2016**

Ms. Blandon reviewed the expenditures. Discussion ensued.

On a Motion by Mr. Benafel, seconded by Mr. Sandsmark, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Months of April, May, and June 2016, for the Bella Vida Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of MBS Capital Markets
Underwriting Agreement**

Mr. Cox advised the agreement being presented is for underwriting services regarding the proposed issuance of the bonds for refunding the Districts Series 2006 Bonds. Mr. Cox explained the refunding/refinancing of bonds and the Agreement dated May 1, 2016.

Ms. Weyant inquired as to approving the engagement letter before knowing the rates and asked for a general idea. Mr. Eckert interjected that Mr. Cox cannot give advice without being under contract. Ms. Weyant questioned the 1.5% fee of the principle amount or \$50,000.00 fee. She also inquired as to the cost for refinancing the bonds being wrapped into the bond proceeds, net of what they expect it to be.

On a Motion by Mr. Sandsmark, seconded by Ms. Weyant, with all in favor, the Board approved the Underwriting Agreement with MBS Capital Markets, for the Bella Vida Community Development District.

Mr. Cox advised the fees are market level fees and a one time transaction fee.

SIXTH ORDER OF BUSINESS

**Consideration of Resignation of Board
Supervisor Judy Strunk**

Ms. Blandon advised she received the resignation of Ms. Strunk, to be effective July 4, 2016.

On a Motion by Ms. Weyant, seconded by Mr. Benafel, with all in favor, the Board accepted the Resignation of Ms. Judy Strunk, from Seat 3 of the Board of Supervisors, for the Bella Vida Community Development District.

SEVENTH ORDER OF BUSINESS

**Appointment of a Board Supervisor to Fill
Vacant Seat #3**

Ms. Blandon asked the Board if they had someone in mind to appoint to the vacant seat.

On a Motion by Ms. Weyant, seconded by Mr. Sandsmark, with all in favor, the Board Appointed Ms. Mary Ann Sipos to Seat 3 of the Board of Supervisors, for the Bella Vida Community Development District.

Ms. Blandon administered the Oath of Office to Ms. Sipos and asked if she wished to receive or waive Supervisor Compensation. Ms. Sipos advised she would like to accept Supervisor Compensation. Mr. Eckert provided an overview of the Sunshine laws and Ethics provisions related to Ms. Sipos serving on the Board of Supervisors.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2016-05,
Appointing an Assistant Secretary**

Ms. Blandon provided an overview of the resolution.

On a Motion by Ms. Sipos, seconded by Ms. Weyant, with all in favor, the Board Adopted Resolution 2016-05, Appointing Ms. Belinda Blandon as an Assistant Secretary of the District, for the Bella Vida Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2016-06,
Redesignating an Assistant Treasurer of
the District**

Ms. Blandon provided an overview of the resolution.

On a Motion by Ms. Weyant, seconded by Mr. Benafel, with all in favor, the Board Adopted Resolution 2016-06, Appointing Mr. Shawn Wildermuth as Assistant Treasurer of the District, for the Bella Vida Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-07,
Redesignating Treasurer of the District**

Ms. Blandon provided an overview of the resolution.

On a Motion by Ms. Weyant, seconded by Mr. Benafel, with all in favor, the Board Adopted Resolution 2016-07, Appointing Mr. Joseph Kennedy as Treasurer of the District, for the Bella Vida Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-08,
Redesignating Officers of the District**

Ms. Blandon provided an overview of the resolution.

On a Motion by Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board Adopted Resolution 2016-08, Designating the Officers of the District as follows: Ms. Sarena Weyant to serve as Chair; Mr. Erik Sandsmark to serve as Vice Chair; and Mr. Jim Benafel, Mr. John Krantz, Ms. Mary Ann Sipos, Ms. Belinda Blandon, and Mr. Matthew Huber to serve as Assistant Secretaries, for the Bella Vida Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-09,
Declaring Vacancies**

Mr. Eckert provided an overview of the resolution advising that no residents qualified for the two seats that were to be on the ballot for the general election; seats 1 and 3. Discussion ensued regarding the two seats open for appointment.

On a Motion by Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board adopted Resolution 2016-09, Declaring Seats 1 and 3 Vacant as of November 22, 2016, for the Bella Vida Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Public Hearing Regarding the Fiscal Year
2016/2017 Budgets**

Ms. Bandon provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board Opened the Public Hearing Regarding the Fiscal Year 2016/2017 Budgets, for the Bella Vida Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Presentation of the Proposed Final Budgets
for Fiscal Year 2016/2017**

Ms. Bandon provided an overview of the proposed final budgets for fiscal year 2016/2017. Discussion ensued regarding the landscape line item. Ms. Bandon opened the floor to public comments. There were none.

On a Motion by Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board Closed the Public Hearing Regarding the Fiscal Year 2016/2017 Budgets, for the Bella Vida Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-10,
Annual Appropriations and Adopting the
Final Budgets for Fiscal Year 2016/2017**

Ms. Bandon provided an overview of the resolution advising of the total for each fund: total general fund is \$163,755.00, total debt service fund is \$269,257.35, the total for all funds \$433,012.35.

On a Motion by Mr. Sandmark, seconded by Ms. Sipos, with all in favor, the Board Adopted Resolution 2016-10, Annual Appropriations and Adopting the Final Budget for Fiscal Year 2016/2017, for the Bella Vida Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-11,
Making a Determination of Benefit and
Imposing Special Assessments, Providing
for the Collection and Enforcement of
Special Assessments, Certifying an
Assessment Roll**

Mr. Eckert provided an overview of the resolution, outlining section 3 related to the collection of assessments for the roll.

On a Motion by Ms. Sipos, seconded by Ms. Weyant, with all in favor, the Board Adopted Resolution 2016-11, Making a Determination of Benefit and Imposing Special Assessments, Providing for the Collection and Enforcement of Assessments, Certifying an Assessment Roll, for the Bella Vida Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-12,
Alternative Investment Guidelines**

Mr. Eckert advised the resolution is being presented in accordance with Florida Statute 218.415. This is for an investment policy for public funds in excess of the amounts needed to meet current expenses.

On a Motion by Ms. Sipos, seconded by Mr. Benafel, with all in favor, the Board Adopted Resolution 2016-12, Adopting Alternative Investment Guidelines, for the Bella Vida Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-13,
Redesignating Secretary**

Ms. Bandon provided an overview of the resolution.

On a Motion by Ms. Weyant, seconded by Mr. Benafel, with all in favor, the Board Adopted Resolution 2016-13, Designating Mr. Eric Dailey as Secretary of the District, for the Bella Vida Community Development District.

NINETEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-14, Fiscal
Year 2016/2017 Meeting Schedule**

Ms. Bandon provided an overview of the resolution advising the schedule being presented is consistent with the current year meeting schedule.

On a Motion by Ms. Sipos, seconded by Mr. Sandmark, with all in favor, the Board Adopted Resolution 2016-14, Adopting the Fiscal Year 2016/2017 Meeting Schedule, Meetings to be held Quarterly, on the Second Tuesday of the Month, at 4:00 p.m., to be held at the Office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the Bella Vida Community Development District.

TWENTIETH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert provided an overview of the public records requests procedures as well as the Sunshine Law regarding communication between Board members.
- B. District Engineer
Not present.
- C. District Manager
Ms. Blandon announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, November 8, 2016 at 4:00pm.

TWENTY-FIRST ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Blandon asked if there were any supervisor requests or comments. Questions and comments from the Board were entertained.

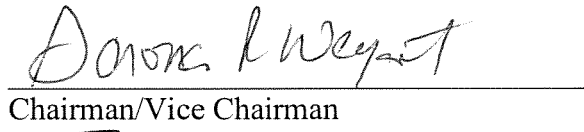
Ms. Blandon advised there is no further business to come before the Board, and asked for a motion to adjourn.

TWENTY-SECOND ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Weyant, seconded by Mr. Benafel, with all in favor, the Board adjourned the meeting at 5:14 p.m. for the Bella Vida Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman