

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 **Tuesday, May 09, 2017 at 4:11 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
John Krantz	Board Supervisor, Assistant Secretary
Mary Ann Sipos	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
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.

Ms. Milewski addressed the Board regarding spike rush within the lakes. Mr. Sandsmark responded. Ms. Milewski also addressed 46 percent of the budget being spent on administrative costs; she further inquired regarding disbanding of the CDD. Mr. Roberts inquired regarding the election of Supervisors. Mr. Earlywine responded. Mr. Roberts inquired regarding plantings within additional lakes. Mr. Sandsmark provided a response. Mr. Roberts addressed residents removing trees from the preserve and planting flower beds within the preserve.

Ms. Blandon stated for the record that Ms. Weyant joined the meeting in progress at 4:23 p.m.

Mr. Sandsmark responded regarding plantings within the preserve. A resident advised that replanting has occurred within the lakes. Mr. Krantz addressed the audience regarding lake plantings. He suggested he would like a legal opinion on removal of the spike rush. A resident inquired regarding replenishing the water within the lakes. Discussion ensued. Ms. Weyant addressed the residents regarding lake levels.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on February 14, 2017

Ms. Blandon presented the Minutes of the Board of Supervisors Meeting held on February 14, 2017. She asked if there were any revisions to the Minutes. There were none.

On a Motion by Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 14, 2017, for the Bella Vida Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of January, February, and March 2017

Ms. Blandon reviewed the expenditures for the period of January 1-31, 2017 which total \$13,470.59, the period of February 1-28, 2017 which total \$12,767.84, and the period of March 1-31, 2017 which total \$13,247.84. She asked if there were any questions regarding any item of expenditure. Mr. Krantz inquired regarding a credit against the current bill for legal services. Mr. Earlywine advised the credit is being recognized in the current billing. 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 January 2017 (\$13,470.59), February 2017 (\$12,767.84), and March 2017 (\$13,247.84), for the Bella Vida Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Audit for Fiscal Year End September 30, 2016 as Prepared by Grau & Associates

Ms. Blandon provided an overview of the audit for fiscal year end September 30, 2016 as prepared by Grau & Associates and asked if there were any questions. Discussion ensued.

On a Motion by Mr. Krantz, seconded by Ms. Weyant, with all in favor, the Board Accepted the Audit for Fiscal Year End September 30, 2016 as Prepared by Grau & Associates, for the Bella Vida Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of the Proposed Budget for Fiscal Year 2017/2018

Ms. Blandon provided an overview of the proposed budget outlining the item expected to increase from the current year. Discussion ensued regarding landscaping of the Valle Santa installations to create a buffer. Further discussion ensued regarding the debt service schedule and the true-up paid by Brookwood Bella Vida.

On a Motion by Mr. Sandsmark, seconded by Ms. Sipos, with all in favor, the Board Approved the Proposed Budget for Fiscal Year 2017/2018, for the Bella Vida Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-04,
Approving a Proposed Budget for Fiscal
Year 2017/2018 and Setting a Public
Hearing Thereon**

Ms. Blandon presented the resolution advising this would formally set the public hearing on the final budget. Mr. Earlywine provided an overview of the budget adoption process. Discussion ensued regarding the location for the public hearing.

On a Motion by Ms. Weyant, seconded by Mr. Krantz, with all in favor, the Board Adopted Resolution 2017-04, Approving a Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon for Tuesday, August 8, 2017 at 4:30 p.m., to be held at the Bella Vida Clubhouse, located at 3427 Malagrotta Circle, Cape Coral, Florida 33909, for the Bella Vida Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no report. There were no questions for counsel.
- B. District Engineer
Not present. Ms. Blandon advised she has been unable to communicate with the District Engineer and she asked if the Board would like to change Engineering Firms in light of the growing list of engineering items. Mr. Earlywine provided an overview of the CCNA process in order to seek out a new District Engineer. Mr. Earlywine read into the record the Criteria for the RFQ for District Engineering Services. Ms. Weyant requested that Ms. Blandon reach out to the principle of Banks Engineering to inquire regarding the pressing issues and also publish an RFQ for District Engineering Services. Discussion ensued regarding trimming of the spike rush in two lakes. Mr. Earlywine read the RFQ Criteria into the record.

On a Motion by Mr. Krantz, seconded by Ms. Weyant, with all in favor, the Board Authorized an RFQ Utilizing the Criteria as Read into the Record, for the Bella Vida Community Development District.

Discussion ensued regarding discussion with the current Engineering firm.

C. District Manager

Ms. Blandon advised that per Florida Statutes the District is required, prior to June 1st of each year, to announce the number of registered voters residing within the District as of April 15 of that year. She stated that as of April 15, 2017 there are currently 557 persons registered to vote residing within the Bella Vida Community Development District, as provided by the Lee County Supervisor of Elections.

Ms. Blandon announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, August 08, 2017 at 4:30pm.

NINTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Blandon asked if there were any supervisor requests or comments.

Ms. Weyant advised of a PDP Committee made up of four residents; she advised that on April 28th a meeting was held with the City regarding the property between De Navarra and Valle Santa. She provided an overview of that meeting. Ms. Weyant asked that Ms. Blandon inquire with DR Horton regarding the CDD mandated percentage for the cost of a streetlight at Del Prado and De Navarra. Discussion ensued.

Mr. Krantz inquired regarding the process for answering resident questions and comments. Ms. Blandon provided an overview.

Discussion ensued regarding trimming of the spike rush within the lakes.

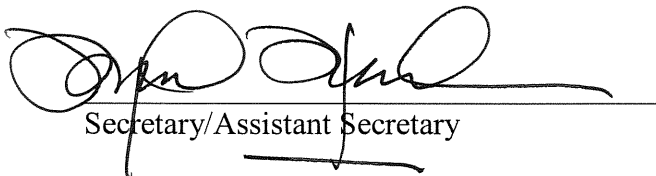
Ms. Blandon opened the floor to audience comments. There were none.

TENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Krantz, seconded by Mr. Benafel, with all in favor, the Board adjourned the meeting at 5:40 p.m., for the Bella Vida Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman

PDP -10-0010 Meeting with City Representatives

Date: April 28, 2017 3:30-4:15pm

In attendance:

City of Cape Coral:

Jessica Cosden (Councilwoman)

Robert Pederson (Planning Manager)

William Corbett (Public Works-Traffic)

Persides Zambrano (Planning-Permitting)

Gianna Pack (Councilwoman EA)

NAME (City Manager Representative)

Bella Vida:

Michael Leone (Spokesperson)

Sarona Weyant (CDD Chairperson)

Deb Hardy

Andy Pecora

Key Learnings:

- Current parcel zoning of R-3 allows a structural height of 38 feet (3-4 stories) without requiring an exception
 - The City will perform a Line-of-sight evaluation for multiple story dwellings to determine if there are privacy intrusions to existing residents
- Current proposal to revise part of parcel to C-1 would allow a variety of businesses. The type of restaurant is not determined by the City and not distinguished in statute
- The proposed C-1 designation **does** require an exception by the City council to build a gas-station type facility; however, the convenience store does not require an exception
 - Should the exception be granted, the City can designate which subdivision the gas station is built. The distance of other gas stations is typically not taken into account and not the role of City planning but more of a private market issue
 - Sufficient tree cover at multiple levels will be provided by developer of gas station to prevent head lights and canopy light disturbance to Bella Vida residents
- The Entrada development (inclusive of Bella Vida, DR Horton Entrada and two parcels on the corner of Del Prado and De Navarro are accountable for a traffic signal at that corner when deemed *Warranted* by a Traffic Impact Study which is not date specific but volume specific (cost \$500,000)
- The buffer (area between new development and Bella Vida property) is negotiable and was recommended by City representatives to be a point in testimony at public hearing. Items such as car lights, canopy lights, noise and visibility of structures by residents were seen as more compelling arguments to the council.
- This project will be introduced to the City Council at the May 15th meeting at 4:30pm. No testimony will be heard. A public hearing will be June 5th at 4:30pm where public testimony will be heard.
 - Council recommended that factual information, not emotional testimony yields the best results

Next steps:

Schedule neighborhood meeting to educate and recruit residents prior to June 5th public hearing