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**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, August 08, 2017 at 4:19 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	<b>Board Supervisor, Chairman</b>
Erik Sandsmark	<b>Board Supervisor, Vice Chairman</b>
Jim Benafel	<b>Board Supervisor, Assistant Secretary</b>
John Krantz	<b>Board Supervisor, Assistant Secretary</b>
Mary Ann Sipos	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Greg Pierson	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
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.

Mr. Blair inquired regarding whether the District pays for infrastructure for Entrada and why the development across the street does have to pay CDD fees. Mr. Earlywine advised he will look into the question. Ms. Weyant provided input, advising there is no CDD at Entrada. Mr. Earlywine advised he will research the question and report back.

Mr. Travis stated his belief the infrastructure at Entrada was constructed at the same time as Bella Vida.

Mr. Avery inquired about the number of lakes and ponds that the Bella Vida CDD maintains in order to assist in answering the previous question Entrada. Mr. Avery further inquired about the CDD Board elections. Mr. Earlywine provided an overview of the election process.

Ms. Roberts inquired about a map of the community. Ms. Blandon advised the map is on the website. Ms. Roberts inquired regarding the Bella Vida CDD and the application of the CDD's fees to Entrada. Mr. Earlywine advised all infrastructure being maintained is within the District boundaries. Discussion ensued.

Mr. Roberts inquired about the condition of the lakes within the community.

A resident asked about the budget increase. Ms. Blandon advised budget items will be discussed during the public hearing.

A resident asked about having all Bella Vida CDD meetings in the clubhouse. Ms. Blandon advised that item is on the Agenda and will be discussed by the Board.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on May 9, 2017**

Ms. Blandon presented the Minutes of the Board of Supervisors Meeting held on May 9, 2017. She asked if there were any revisions to the Minutes. There were none.

On a Motion by Ms. Sipos, seconded by Mr. Krantz, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 9, 2017, 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 2017**

Ms. Blandon reviewed the expenditures for the period of April 1-30, 2017 which total \$31,054.43, the period of May 1-31, 2017 which total \$4,870.17, and the period of June 1-30, 2017 which total \$18,408.84. She asked if there were any questions regarding any item of expenditure. Mr. Krantz inquired regarding the work being performed by Lake Masters. Ms. Weyant provided input. Mr. Sandsmark provided input related to the lakes. Discussion ensued.

On a Motion by Mr. Krantz, seconded by Mr. Benafel, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of April 2017 (\$31,054.43), May 2017 (\$4,870.17), and June 2017 (\$18,408.84), for the Bella Vida Community Development District.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of the Fiscal Year 2017/2018 Budget**

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

On a Motion by Ms. Sipos, seconded by Mr. Sandsmark, with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2017/2018 Budget, for the Bella Vida Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of the Proposed Final Budget for Fiscal Year 2017/2018**

Ms. Blandon reviewed the proposed final budget for Fiscal Year 2017/2018, advising the total General Fund is \$190,648.00, and the total Debt Service Fund is \$251,219.19, and the total of all funds for Fiscal Year 2017/2018 is \$441,867.19.

Ms. Blandon opened the floor to audience comments. Questions and comments from the public were entertained.

On a Motion by Ms. Weyant, seconded by Mr. Krantz, with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2017/2018 Budget, for the Bella Vida Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-05, Adopting a Final Budget for Fiscal Year 2017/2018**

Ms. Blandon presented the resolution and asked if there were any questions. Ms. Weyant inquired regarding the number of years left on the debt service bond. Ms. Blandon advised that the bond is typically thirty years and calculates that there are nineteen years remaining on the bond.

On a Motion by Ms. Sipos, seconded by Ms. Weyant, with all in favor, the Board Adopted Resolution 2017-05, Adopting a Final Budget for Fiscal Year 2017/2018, in the Amount of \$441,867.19, for the Bella Vida Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of Same**

Ms. Blandon 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 Mr. Sandsmark, with all in favor, the Board Opened the Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of Same, for the Bella Vida Community Development District.

**NINTH ORDER OF BUSINESS**

**Presentation of the Assessment Roll for Fiscal Year 2017/2018**

Ms. Blandon provided an overview of the Assessment Lien Roll for Fiscal Year 2017/2018 and asked if there were any questions. There were none.

On a Motion by Ms. Sipos, seconded by Mr. Benafel, with all in favor, the Board Closed the Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same, for the Bella Vida Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-06,  
Imposing Operations and Maintenance  
Special Assessments, Adoption of an  
Assessment Roll, and Providing for the  
Collection and Enforcement of the Same**

Mr. Earlywine presented the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Krantz, seconded by Mr. Benafel, with all in favor, the Board Adopted Resolution 2017-06, Imposing Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and Providing for the Collection and Enforcement of the Same, for the Bella Vida Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-07,  
Designating Primary Administrative Office**

Ms. Blandon provided an overview of the resolution, advising the Primary Administrative office is designated as the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912; and the Principal Headquarters for purposes of establishing proper venue under the common law name venue privilege shall be located at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909. She asked if there were any questions, there were none.

On a Motion by Ms. Sipos, seconded by Mr. Sandsmark, with all in favor, the Board Adopted Resolution 2017-07, Designating a Primary Administrative Office and Principal Headquarters, for the Bella Vida Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-08, Fiscal  
Year 2017/2018 Meeting Schedule**

Ms. Blandon provided an overview of the resolution, advising the schedule being presented is consistent with the current fiscal year schedule with meeting being scheduled quarterly, on the second Tuesday of the month. The Board advised that they would like to move the meetings to be held at the Bella Vida Clubhouse, 3427 Malagrotta Circle, and change the time to 4:30p.m.

On a Motion by Mr. Krantz, seconded by Mr. Sandsmark, with all in favor, the Board Adopted Resolution 2017-08, Fiscal Year 2017/2018 Meeting Schedule, as Amended on the Record, for the Bella Vida Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Earth Tech Environmental Proposal for 2017/2018 Preserve Maintenance Contract Renewal**

Ms. Blandon provided an overview of the proposal from Earth Tech which identifies two events for 2018 and two events for 2019, at a cost of \$8,250.00. Discussion ensued.

On a Motion by Mr. Sandsmark, seconded by Mr. Benafel, with all in favor, the Board Approved Earth Tech Environmental's Proposal for Preserve Maintenance, with Two Maintenance Events in 2018 and Two Maintenance Events in 2019, in the Amount of \$8,250.00, for the Bella Vida Community Development District.

District Counsel will prepare an agreement.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Lake Masters Proposal for Spike Rush Removal**

Ms. Blandon provided an overview of the proposal received from Lake Masters for Spike Rush removal in lake four. Discussion ensued regarding Chapter 10 of Lee County Ordinances, which may address certain required levels of spike rush plantings in the lakes. Mr. Earlywine suggested having the new District Engineer review the issue regarding the required plantings. Further discussion ensued concerning the minimum planting requirements. Discussion ensued.

On a Motion by Mr. Krantz, seconded by Ms. Sipos, with all in favor, the Board Approved the Proposal for Trimming of the Spike Rush in Lake Four, for the Bella Vida Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Statements of Qualification Received in Response to the Published Request for Qualifications for District Engineering Services**

Ms. Blandon provided an overview of the Statements of Qualification received from Barraco & Associates, Inc. and Johnson Engineering, Inc. Mr. Pierson provided an overview of the process in selecting a District Engineer. Ms. Blandon reviewed the selection criteria as identified in the RFQ. The Board elected to complete the scoring sheets as a whole. Ms. Blandon reviewed each of the selection criteria. Ms. Blandon announced Johnson Engineering received 95 points and Barraco & Associates received 83 points.

On a Motion by Ms. Weyant, seconded by Mr. Benafel, with all in favor, the Board Adopted the Ranking of the Firms, with Johnson Engineering Receiving 95 Points, and Barraco & Associates Receiving 83 Points, and Further Authorized District Staff to Enter Negotiations with Johnson Engineering as the Highest Ranked Firm, for the Bella Vida Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Earlywine advised he had no report.
- 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 14, 2017 at 4:30pm and will be held at the Bella Vida Clubhouse.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

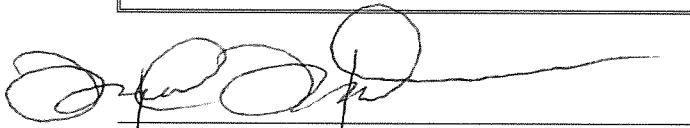
Ms. Blandon asked if there were any supervisor requests or comments. Mr. Benafel inquired regarding the lakes being full on the Entrada side and empty on the Bella Vida side. Discussion ensued.

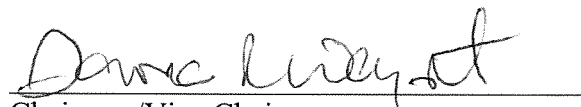
**EIGHTEENTH ORDER OF BUSINESS**

**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 Ms. Sipos, with all in favor, the Board adjourned the meeting at 5:52 p.m., for the Bella Vida Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman