

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, November 14, 2017 at 4:30 p.m.** at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909.

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. (via speaker phone)
David Robson	Johnson Engineering, Inc.
Mallory Clancy	Johnson Engineering, Inc.
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.

A resident inquired as to why there is not a CDD at the Entrada Community. Mr. Earlywine advised research was conducted regarding this concern and advised the two developments are separate from one another and the infrastructure within Bella Vida only benefits the Bella Vida Community. The resident inquired as to who is paying for the roadways and infrastructure across the street if there is no CDD. Mr. Earlywine provided an overview of the possible finance options. The Board provided input regarding fountains, aerators, and lake levels.

A resident inquired regarding the current reserve fund account and what it is used for. She advised her second question is related to the contract for District Counsel. The resident also inquired regarding the spike rush along the lake banks. Ms. Blandon advised the District does not have a reserve account established and the increase to the budget was due to additional landscaping. Ms. Blandon further advised the vendor is not done with the spike rush removal. Mr. Earlywine addressed

the resident related to the question related to District Counsel services. Discussion ensued regarding the spike rush removal.

A resident inquired regarding stormwater drainage and cleaning of the system. Ms. Blandon asked that the resident hold their question until the Board has an opportunity to discuss stormwater drainage with Johnson Engineering.

A resident inquired the spike rush removal. Ms. Blandon advised the spike rush at the waters edge is being trimmed and the spike rush further out is being removed.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on August 8, 2017

Ms. Blandon presented the Minutes of the Board of Supervisors Meeting held on August 8, 2017. She asked if there were any revisions to the Minutes. There were none.

On a Motion by Ms. Sipos, seconded by Ms. Weyant, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on August 8, 2017, for the Bella Vida Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of July, August, and September 2017

Ms. Blandon reviewed the expenditures for the period of July 1-31, 2017 which total \$17,854.67, the period of August 1-31, 2017 which total \$13,404.42, and the period of September 1-30, 2017 which total \$15,411.84. She asked if there were any questions regarding any item of expenditure. Ms. Weyant inquired regarding when Earth Tech is scheduled to be on site again. Ms. Blandon advised they should be on site at the end of November.

On a Motion by Mr. Sandsmark, seconded by Mr. Benafel, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of July 2017 (\$17,854.67), August 2017 (\$13,404.42), and September 2017 (\$15,411.84), for the Bella Vida Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Johnson Engineering, Inc. Agreement for Engineering Services

Mr. Earlywine reviewed the agreement in detail for the Board advising of the option to engage the Engineering firm for specific projects on an hourly basis. He further advised of the insurance requirements contained within the Agreement. Mr. Earlywine discussed the hourly rate schedule contained within the Agreement as an exhibit. Ms. Sipos inquired regarding how the firm chooses which level of professional is assigned to certain tasks. Mr. Robson of Johnson Engineering discussed the billing scale for his firm as well as how the firm assigns projects. He further advised of attendance options for meetings in order to save money on Engineering fees.

On a Motion by Ms. Sipos, seconded by Mr. Benafel, with all in favor, the Board Approved the Agreement with Johnson Engineering, Inc. for Engineering Services, and Further Authorized Staff to Provide Notice to Banks Engineering, for the Bella Vida Community Development District.

SIXTH ORDER OF BUSINESS

**Appointment of an Audit Committee and
Scheduling of the First Meeting of the Audit
Committee**

Ms. Blandon reviewed the process for selection of an Auditor.

On a Motion by Ms. Weyant, seconded by Mr. Krantz, with all in favor, the Board Appointed Itself as the Audit Committee and Scheduled the First Meeting of the Audit Committee to be held on February 13, 2018 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.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no report.

- B. District Engineer
The Board directed Mr. Robson to review the stormwater drains for debris as well as reviewing the weirs for possible adjustment. Mr. Earlywine discussed the stormwater system and the inability to pump down stormwater systems. Ms. Blandon asked that Mr. Robson have the stormwater system, including the weirs, inspected for any needed maintenance. Mr. Robson discussed the SFWMD requirements related to stormwater systems. Discussion ensued regarding the Water Use Permit which is held by the Homeowners Association. Ms. Blandon asked that Mr. Robson review the water use permit as well as the littoral requirements for the lakes and the requirement for spike rush. Discussion ensued regarding the planting requirements for the lakes.

On a Motion by Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board Provided Direction to the District Engineer to Move Forward with Review of the Stormwater Drainage System, Review of the Weirs, Review of the Water Use Permit, and Review of the Lakes and the Code Requirement for the Littorals/Erosion, for the Bella Vida Community Development District.

Discussion ensued regarding irrigation use from the lakes.

- C. District Manager
Ms. Blandon advised Juniper Landscaping has provided an estimate of \$5,025.00 for removal of trees damaged as a result of the storm. She advised Juniper is further recommending several replacements along the fence line in different locations totaling to \$14,336.00. Ms. Blandon advised she has some concerns with costs of the estimates and stated she would like to obtain proposals for the services recommended by Juniper.

Ms. Blandon announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, February 13, 2018 at 4:30pm and will be held at the Bella Vida Clubhouse.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Blandon asked if there were any supervisor requests or comments. There were none.

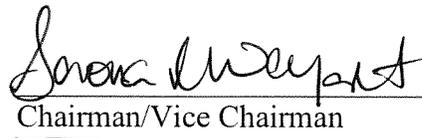
NINTH ORDER OF BUSINESS

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 Ms. Weyant, seconded by Mr. Sandsmark, with all in favor, the Board adjourned the meeting at 5:34 p.m., for the Bella Vida Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman