

**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, February 13, 2018 at 4:43 p.m.** at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909.

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> <b>(via speaker phone)</b>
Mallory Clancy	<b>District Engineer, Johnson Engineering, Inc.</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. Brian Kelly inquired regarding the water overflow and elevation of the lakes as well as the possibility of having the water level of the lakes lowered. Ms. Weyant advised that item may added to a future agenda. Ms. Blandon advised that Ms. Clancy has a report to include the stormwater lakes.

A resident inquired regarding the spike rush within the lakes. Ms. Weyant advised the spike rush was thinned and will be re-evaluated when the budget allows for additional removal.

**THIRD ORDER OF BUSINESS**

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

Ms. Blandon presented the Minutes of the Board of Supervisors Meeting held on November 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 November 14, 2017, for the Bella Vida Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Months of October, November, and December 2017**

Ms. Blandon reviewed the expenditures for the period of October 1-31, 2017 which total \$14,371.75, the period of November 1-30, 2017 which total \$18,561.35, and the period of December 1-31, 2017 which total \$14,636.00. She asked if there were any questions regarding any item of expenditure. Discussion ensued regarding various items of expenditure.

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 October 2017 (\$14,371.75), November 2017 (\$18,561.35), and December 2017 (\$14,363.00), for the Bella Vida Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Audit Committee Recommendations**

Ms. Blandon advised that the Audit Committee met prior to the onset of the Board of Supervisors' meeting and has recommended that the Audit Proposal Instructions provide for a one (1) year contract term with the option for two (2) annual renewals, with proposals to be due by Monday, April 23, 2018 at 3:00 pm, for the evaluation criteria to include price, and the second audit committee meeting to be scheduled for May 8, 2018 at 4:30 pm; and authorized District Management to publish the necessary advertisements requesting proposals.

On a Motion by Mr. Krantz, seconded by Ms. Sipos, with all in favor, the Board Accepted the Recommendations of the Audit Committee: Audit Proposal Instructions to provide for a one (1) year contract term with the option for two (2) annual renewals, with proposals to be due by Monday, April 23, 2018 at 3:00 pm, for the evaluation criteria to include price, and the second audit committee meeting to be scheduled for May 8, 2018 at 4:30 pm; and authorized District Management to publish the necessary advertisements requesting proposals, for the Bella Vida Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Landscape Proposals**

Ms. Blandon reviewed the proposals received from Pinnacle Landscapes, Juniper Landscaping, and Tropic Lawns for plantings along the buffer at Valle Santa as well as replacements due to damages that are hurricane related. Discussion ensued regarding the current landscape vendor and the proposals received. Ms. Blandon advised that her recommendation is to move forward with the removal proposal from Tropic Lawns and then have District Counsel review the CDD and HOA maintenance contracts and review the proposals at the next meeting.

Further discussion ensued. Mr. Krantz suggested obtaining proposals from Tropic Lawns for the Valle Santa plantings and move forward with the other proposals from. Ms. Weyant suggested having Mr. Earlywine review the Juniper Landscaping contract. Ms. Bandon advised she will forward the Juniper contract to Mr. Earlywine for review.

On a Motion by Ms. Weyant, seconded by Mr. Krantz, with all in favor, the Board approved the Proposal from Tropic Lawns for Hurricane Damage Removal and Replacement, and Further Requested a Proposal from Tropic Lawns for the Valle Santa Plantings, for the Bella Vida Community Development District.

Discussion ensued regarding various landscape concerns.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Amended Fiscal Year  
2016/2017 Budget and Consideration of  
Resolution 2018-01, Adopting an Amended  
Fiscal Year 2016/2017 Budget**

Ms. Bandon reviewed the amended fiscal year 2016/2017 budget and asked if there were any questions. Ms. Bandon reviewed the December 2017 financials. Discussion ensued.

Mr. Earlywine provided an overview of the resolution that approves the amended fiscal year 2016/2017 budget.

On a Motion by Mr. Krantz, seconded by Ms. Weyant, with all in favor, the Board Adopted Resolution 2018-01, Adopting an Amended Fiscal Year 2016/2017 Budget, for the Bella Vida Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Earlywine advised he had no report and asked if the Board had any questions.

Mr. Krantz inquired regarding bond funds being used for construction of the infrastructure within Entrada. He asked for background and information related to the issue. Mr. Earlywine provided back ground. Discussion ensued.

B. District Engineer

Ms. Clancy provided an overview of the stormwater assessment conducted. She distributed and reviewed a location map showing areas of concerns. Ms. Clancy advised that the control structures were reviewed and nothing of concern was noted. She advised that if the Board would like a flow test, permits would need to be pulled. Discussion ensued. Ms. Clancy advised she will review the weir to ensure it is functioning correctly. Ms. Weyant asked that Ms. Clancy check the lake on Sugarelli in an effort to check for elevations and flooding. Ms. Clancy asked that a list of areas of concern be completed and sent to her for review. Mr. Krantz inquired regarding an

inexpensive way to check the storm drains for blockages. Ms. Weyant suggested waiting until construction is complete. Discussion ensued. Ms. Weyant asked Ms. Clancy regarding her recommendations related to the lake banks. Ms. Clancy advised she does not believe anything needs to be addressed at this time. Mr. Krantz inquired regarding the Spike Rush. Ms. Clancy advised she will review the Spike Rush.

Ms. Blandon reviewed the five homes encroaching onto CDD property with fences and plantings. Mr. Earlywine advised of ways to address the encroachments. Discussion ensued regarding charging homeowners for legal and engineering fees associated with the encroachments. Ms. Weyant suggested sending letters to the residents requiring removal of the encroachments. Further discussion ensued. The Board directed Staff to send letters to the residents regarding the encroachments.

C. District Manager

Ms. Blandon announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, May 08, 2018 at 4:30pm and will be held at the Bella Vida Clubhouse.

Ms. Blandon discussed possibly moving the meetings back to the office of Rizzetta & Company. Discussion ensued. Ms. Weyant suggested moving the meetings back to the office of Rizzetta & Company. Further discussion ensued.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Ms. Blandon asked if there were any supervisor requests or 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 Ms. Weyant, with all in favor, the Board adjourned the meeting at 6:03 p.m., for the Bella Vida Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman