

**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 8, 2018 at 4:44 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>
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.

A resident asked for a follow up regarding spike rush removal within the Laurentina lake. Ms. Blandon advised that Ms. Clancy will address this under her report. The resident thanked the Board for posting signs advising of the CDD meeting.

A resident inquired regarding cleanup of the Laurentina lake.

A resident inquired regarding a letter received from the District regarding her fence line being within CDD property. She asked whether she can obtain a variance for the encroachment or if it is absolutely necessary to move the fence. Ms. Blandon advised she will discuss this under her report.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Audit  
Committee Meeting held on February 13,  
2018**

Ms. Blandon presented the Minutes of the Audit Committee Meeting held on February 13, 2018. She asked if there were any questions related to the Minutes. There were none.

On a Motion by Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board Accepted the Minutes of the Audit Committee Meeting held on February 13, 2018, for the Bella Vida Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on February 13, 2018**

Ms. Blandon presented the Minutes of the Board of Supervisors Meeting held on February 13, 2018. She asked if there were any revisions to the Minutes. There were none.

On a Motion by Ms. Sipos, seconded by Mr. Sandsmark, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 13, 2018, for the Bella Vida Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Months of January, February, and March 2018**

Ms. Blandon reviewed the expenditures for the period of January 1-31, 2018 which total \$16,473.50, the period of February 1-28, 2018 which total \$12,728.14, and the period of March 1-31, 2018 which total \$27,234.28. She asked if there were any questions regarding any item of expenditure. A question was raised regarding reimbursement of the expenses for hurricane cleanup. Ms. Blandon advised that expense is not expected to be reimbursed.

On a Motion by Ms. Weyant, seconded by Mr. Sandsmark, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of January 2018 (\$16,473.50), February 2018 (\$12,728.14), and March 2018 (\$27,234.28), for the Bella Vida Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Valle Santa Plantings**

Ms. Blandon provided an overview of the proposals received for plantings along Valle Santa. Ms. Blandon advised the Juniper Landscape and Pinnacle Landscape proposals were included in the last agenda and the Board asked that staff obtain a proposal from Tropic Lawns, which has been added for consideration. Discussion ensued.

On a Motion by Ms. Sipos, seconded by Ms. Weyant, with all in favor, the Board Approved the Proposal from Tropic Lawns, in the amount of \$18,636.50, Subject to a One Year Warranty and Preparation of a Contract by District Counsel, and Further Authorizing the Chairman to Execute the Agreement, for Plantings along Valle Santa, for the Bella Vida Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Tree Trimming**

Ms. Blandon reviewed the proposal received for tree trimming received from Tropic Lawns, in the amount of \$8,880.24. She recommended contracting Tropic Lawns to trim the Oak Trees which would cost \$1,275.00 and the budget line item is \$3,000.00. Ms. Blandon further advised the Black Olive Trees could also be trimmed within the budget, at a cost of \$880.00, and then in the next budget cycle conduct trimming on the remaining trees. Discussion ensued.

On a Motion by Mr. Sandsmark, seconded by Ms. Weyant, with all in favor, the Board approved the Proposal from Tropic Lawns for Trimming of the Oak Trees and Black Olive Trees Only, in the amount of \$2,155.00, for the Bella Vida Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Audit Committee Recommendation**

Ms. Blandon advised the Audit Committee has reviewed and ranked the proposals received in response to the RFP for Audit Services for fiscal years ending September 30, 2018, 2019, and 2020 and recommended that the Board of Supervisors negotiate an agreement with Grau & Associates for audit services.

On a Motion by Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board Accepted the Rankings and Recommendation of the Audit Committee to Negotiate an Agreement with Grau & Associates for Audit Services based on the Proposals received, for the Bella Vida Community Development District.

**NINTH ORDER OF BUSINESS**

**Presentation of the Proposed Budget for Fiscal Year 2018/2019**

Ms. Blandon provided an overview of the proposed budget for fiscal year 2018/2019 highlighting the line items experiencing a change from the current year budget. Discussion ensued.

On a Motion by Ms. Weyant, seconded by Mr. Benafel, with all in favor, the Board Approved the Proposed Budget for Fiscal Year 2018/2019, for the Bella Vida Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-02, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon**

Ms. Blandon provided an overview of the resolution and advised the public hearing would be set for August 14, 2018. Discussion ensued.

On a Motion by Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board Adopted Resolution 2018-02, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting the Public Hearing Thereon for Tuesday, August 14, 2018 at 5:00 p.m., to be held at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909, for the Bella Vida Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Presentation and Consideration of the  
Audit for Fiscal Year End September 30,  
2017, as Prepared by Grau & Associates**

Ms. Bandon provided an overview of the Audit for fiscal year end September 30, 2017 and asked if there were any questions. Discussion ensued.

On a Motion by Mr. Sandsmark, seconded by Mr. Benafel, with all in favor, the Board Accepted the Audit for Fiscal Year End September 30, 2017, as Prepared by Grau & Associates, for the Bella Vida Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Earlywine advised that since the last meeting his firm has completed the Tropic Lawns contract as well as the report related to use of bond funds.
  
- B. District Engineer  
Ms. Clancy provided an overview of the lake bank map and advised recommendations related to repairs have not changed. She advised the lake banks look good though the irrigation spigot at lake 3 still needs to be repaired. Ms. Clancy advised recommendations 1, 3, and 4 are showing washout from flow which could be caused by downspouts and those areas should be addressed with the homeowner. Ms. Weyant inquired as to responsibility for the repairs. Ms. Bandon advised that if the damage is being caused by a homeowner then the homeowner is responsible for the repair. Discussion ensued regarding the various lake banks. Ms. Weyant inquired regarding plantings to protect the lake banks against erosion. Ms. Clancy advised the lake banks are stable.

Ms. Clancy addressed the resident inquiry regarding the spike rush; she advised research was conducted and there is no development order nor county code requiring the plantings though they are beneficial plantings. Discussion ensued amongst the Board regarding options. Ms. Bandon advised that if the Board would like, district staff can obtain proposals for treatment or removal and then place this item on the agenda for discussion at the next meeting. Discussion ensued regarding how to properly pay for the expense of the removal. Ms. Bandon suggested adding this item to the agenda for the next meeting and notify affected homeowners of the discussion. Mr. Earlywine concurred. Further discussion ensued regarding allowing individual homeowners pay for spike rush removal behind their homes should they choose to do so. Ms. Weyant advised that spike rush removal was conducted on lake 9 without homeowners paying for the removal and the spike rush is returning. Ms. Bandon asked for direction from the Board. Mr. Earlywine suggested that the proposals outline the cost for removal, the cost for maintaining, and the cost per home. Ms. Weyant asked that staff obtain a proposal for spike rush removal.

C. District Manager

Ms. Blandon announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, August 14, 2018 at 5:00 pm and will be held at the Bella Vida Clubhouse.

Ms. Blandon advised that per Florida Statutes the District is required, prior to June 1<sup>st</sup> of each year, to announce the number of registered voters residing within the District as of April 15 of that year. As of April 15, 2018, there are 652 persons registered to vote residing within the Bella Vida Community Development District, as provided by the Lee County Supervisor of Elections.

Ms. Blandon discussed the fence at 2540 Laurentina Lane. She advised correspondence was sent regarding the encroachment and the error appears to be on the contractor's side and the contractor is not being responsive. Discussion ensued. Mr. Earlywine provided an overview of the options available related to the encroachment. Discussion ensued. Ms. Weyant advised she would like to take this issue to the Mr. Hayden to have the fence placed in the correct location. This item was tabled until a later date.

Mr. Earlywine announced the Qualifying Period of June 18-22 for the General Election for the Bella Vida CDD Board seats up for election this year.

**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 Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board adjourned the meeting at 6:04 p.m., for the Bella Vida Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman