

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 14, 2018 at 5:00 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.
Mallory Clancy	District Engineer, 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 addressed the water issue related to the ponds, she advised midge flies are an issue. The resident also inquired regarding spike rush.

A resident inquired regarding the stakes that were placed behind his home during the survey conducted.

A resident inquired regarding cleaning of the catch basins in order to provide better rain run-off.

A resident inquired regarding spike rush removal on the Laurentina lake.

A resident inquired regarding maintenance of the sidewalk in front of the community. Mr. Earlywine advised that is the responsibility of the City.

A resident inquired regarding the responsibilities of the CDD. Mr. Earlywine advised the CDD owns and maintains the lakes, stormwater drains, preserve areas, and landscape buffers.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Audit Committee Meeting held on May
8, 2018**

Ms. Blandon presented the Minutes of the Audit Committee Meeting held on May 8, 2018. She asked if there were any questions related to the Minutes. There were none.

On a Motion by Ms. Weyant, seconded by Mr. Benafel, with all in favor, the Board Accepted the Minutes of the Audit Committee Meeting held on May 8, 2018, for the Bella Vida Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
May 8, 2018**

Ms. Blandon presented the Minutes of the Board of Supervisors Meeting held on May 8, 2018. 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 May 8, 2018, for the Bella Vida Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of April, May, and June 2018**

Ms. Blandon reviewed the expenditures for the period of April 1-30, 2018 which total \$14,888.00, the period of May 1-31, 2018 which total \$9,412.41, and the period of June 1-30, 2018 which total \$21,243.33. She asked if there were any questions regarding any item of expenditure. Mr. Krantz inquired regarding the Stormwater inspection. Ms. Clancy reviewed the inspection conducted; she advised she reviewed all inlets and drains and did not see any concerns.

On a Motion by Mr. Sandsmark, seconded by Mr. Krantz, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of April 2018 (\$14,888.00), May 2018 (\$9,412.41), and June 2018 (\$21,243.33), for the Bella Vida Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal for Spike
Rush Removal**

Ms. Blandon reviewed the proposed received from Solitude Lake Management in the amount of \$2,200.00; she advised Solitude will spray the spike rush and then once it has

died they will remove it. Ms. Blandon advised that this is not a one-time treatment as Solitude has advised that due to the root system the spike rush will grow back. Discussion ensued.

Mr. Krantz inquired regarding how to determine where to remove the spike rush since some residents want to keep the spike rush and some want to have it removed.

Mr. Krantz made a motion to accept the Solitude Lake Management proposal, subject to District Counsel review of the form of the agreement, Mr. Benafel seconded the motion. Discussion ensued regarding residents who are in favor of removal and residents who are opposed to removal and how the removal may affect the lake banks.

Mr. Earlywine inquired regarding the spike rush providing lake bank stabilization. Ms. Clancy advised that spike rush does have beneficial stabilization although it is not required by the City of Cape Coral; she advised spike rush also provides nutrients to the lake as well as habitat for wildlife. Mr. Earlywine asked if the spike rush is removed would the District be required to replace it in order to keep the banks stable. Ms. Clancy advised the District is not required to replace the spike rush; she further advised the lake banks within Bella Vida are stable.

Ms. Weyant recommended removing the spike rush only in front of the homes of residents who want it removed. Mr. Krantz advised he would prefer that because of lake bank erosion concerns. Mr. Earlywine advised removal of the spike rush is legal and the Board can elect to remove the spike rush in specific areas. Discussion ensued.

Mr. Krantz withdrew his motion.

The Board opened the discussion to public comment. Public comments were received. A resident advised that she did not ever ask for the spike rush to be cut back but has always asked for it to be removed. The Milewski family advised they would be okay removal from just behind their home. The Roberts family advised that the District should what ever it would like to do. A resident suggested removing the spike rush from all lakes.

Board discussion ensued.

<p>On a Motion by Ms. Weyant, seconded by Mr. Benafel, with all in favor, the Board Approved Removal of Spike Rush from the Laurentina Lake Only in front of the Homes where Residents want it Removed, in an Amount Not to Exceed \$2,200.00, for the Bella Vida Community Development District.</p>

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-03,
Redesignating an Assistant Secretary**

Ms. Blandon provided an overview of the resolution and advised that Mr. Joe Roethke is replacing Mr. Matthew Huber as Regional District Manager for the Fort Myers office of Rizzetta & Company.

On a Motion by Ms. Sipos, seconded by Ms. Weyant, with all in favor, the Board Adopted Resolution 2018-03, Redesignating Mr. Joe Roethke as Assistant Secretary, for the Bella Vida Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2018-04,
Fiscal Year 2018/2019 Meeting
Schedule**

Ms. Blandon provided an overview of the resolution advising that the schedule being presented is consistent with the current year schedule in that meetings are scheduled quarterly on the second Tuesday of the month at 5:00 p.m., with the exception of the November 2018 meeting which has been moved to Wednesday, November 14th in order to accommodate other Districts that are required to have their landowner election meeting on the second Tuesday of November.

On a Motion by Ms. Sipos, seconded by Mr. Sandsmark, with all in favor, the Board Adopted Resolution 2018-04, Fiscal Year 2018/2019 Meeting Schedule, for the Bella Vida Community Development District.

NINTH ORDER OF BUSINESS

**Public Hearing to Consider Adoption of
the Fiscal Year 2018/2019 Budget and
Public Hearing to Consider the
Imposition of Operations and
Maintenance Special Assessments**

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. Benafel, with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2018/2019 Budget and Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, for the Bella Vida Community Development District.

TENTH ORDER OF BUSINESS

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

Ms. Blandon provided an overview of the proposed final budget for Fiscal Year 2018/2019 and advised the proposed increase of \$20,190.00 is primarily due to an increase in District Engineering fees and landscape maintenance as Juniper increased their contract with the HOA. The floor was opened to audience questions and comments.

A resident inquired regarding line item 53 related to plantings. Ms. Blandon advised this item was left in the budget as an allowance for additional landscape replacements that need to be done.

On a Motion by Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2018/2019 Budget and Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, for the Bella Vida Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-05,
Relating to Annual Appropriations and
Adopting the Budgets for Fiscal Year
2018/2019**

Ms. Bandon provided an overview of the Resolution and advised the blanks in section two shall read as follows: total general fund \$210,838.00, total debt service, series 2006 \$251,219.19, for a total of \$462,057.19. Ms. Bandon asked if there were any questions.

On a Motion by Ms. Weyant, seconded by Mr. Sandsmark, with all in favor, the Board Adopted Resolution 2018-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2018/2019, in the Amount of \$462,057.19, for the Bella Vida Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2018-06,
Making a Determination of Benefit and
Imposing Special Assessments for
Fiscal Year 2018/2019**

Mr. Earlywine provided a detailed overview of the Resolution and asked if there were any questions.

On a Motion by Ms. Weyant, seconded by Mr. Sandsmark, with all in favor, the Board Adopted Resolution 2018-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2018/2019, for the Bella Vida Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no report but would be happy to answer any questions. There were no questions for District Counsel.

- B. District Engineer
Ms. Clancy advised she had no report but would be happy to answer any questions. Mr. Krantz asked Ms. Clancy if she would be willing to meet with a resident in order to answer questions related to the weir. Ms. Clancy advised she would need direction from the Board in order to conduct a meeting with a resident outside of a meeting. Discussion ensued. The Board asked that Ms. Clancy meet with the resident to discuss the weir.

C. District Manager

Ms. Bandon announced that the next meeting of the Board of Supervisors is scheduled for Wednesday, November 14, 2018 at 5:00 p.m.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

Mr. Sandsmark inquired regarding the midge flies. Ms. Bandon advised she received a proposal from Solitude in the amount of \$3,054.00 for 3 treatments each on lakes 1, 2, and 3. Mr. Sandsmark inquired regarding the timeframe that the treatments will keep the midge flies away. Ms. Bandon advised that stocking fish or aerators can help although some Districts elect to spray with chemical and that treatment does not always work. Discussion ensued. The Board asked that Ms. Bandon move forward with treatment of the midge flies.

Mr. Sandsmark inquired regarding trash clean up along the lake banks. Ms. Bandon advised that Solitude does do lake bank clean up during their monthly site visit, so if garbage is blown around just after a treatment then it would remain until the next monthly visit.

Mr. Krantz thanked the Board and advised he does not intend to continue on the Board.

Ms. Weyant inquired regarding the property owner whose fence is has been placed on CDD property. Ms. Bandon advised that no progress has been made; she advised the HOA is trying to get the contractor to come back to place the fence correctly but the contractor has refused. Ms. Weyant inquired regarding having survey stakes removed. Ms. Bandon advised they will be removed.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Ms. Bandon 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 6:07 p.m., for the Bella Vida Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman