

MINUTES OF MEETING
BELLA COLLINA
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Bella Collina Community Development District was held Thursday, August 9, 2018 at 9:00 a.m. at the Bella Collina Clubhouse, 16350 Vetta Drive, Montverde, Florida.

Present and constituting a quorum were:

Randall Greene	Chairman
Duane Owen	Assistant Secretary
Dutch Holt	Assistant Secretary
Andrew Gorrill	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer by phone
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of May 10, 2018 Meeting

Mr. Flint: Does the Board have additions, deletions, or corrections to the minutes?

Mr. Greene: I had none.

Mr. Holt: I did not see any.

On MOTION by Mr. Holt, seconded by Mr. Greene, with all in favor, the minutes of the May 10, 2018 Board of Supervisor’s Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2017 Audit Report

Mr. Flint: You were provided a copy of this. This report has already been transmitted to the State of Florida It was required to be transmitted by June 30th.

On MOTION by Mr. Greene, seconded by Mr. Holt, with all in favor, the Fiscal Year 2017 Audit Report was accepted.

FIFTH ORDER OF BUSINESS

Ratification of Conflict Waiver Letter

Mr. Scheerer: This was the existing client of our firm who was represented by Mike. He was going to purchase a single family plotted lot within the development, but after discussion with Randall they determined there was a conflict.

On MOTION by Mr. Holt, seconded by Mr. Greene, with all in favor, the Conflict Waiver Letter was ratified.

SIXTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2018-02 Adopting Fiscal Year 2019 Budget and Relating to the Annual Appropriations

Mr. Flint: You all approved a proposed budget back in the Spring and set the public hearing for today. It is a public hearing but I will note that there are no members of the public present to provide comment. We will bring it back to the Board for discussion and consideration. Exhibit A to that resolution is the budget. If there are any questions we can discuss those.

On MOTION by Mr. Greene, seconded by Mr. Holt, with all in favor, Resolution 2018-02 Adopting Fiscal Year 2019 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2018-03 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: There are two exhibits to the resolution. One is the budget and the other is the assessment roll. The assessment roll merely lists each property within the District and the amount each property would be assessed as a result of the budget that was approved. Those per unit amounts are not changing. We will note that there are no members of the public to provide comment. Are there any questions from the Board?

On MOTION by Mr. Greene, seconded by Mr. Holt, with all in favor, Resolution 2018-03 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SEVENTH ORDER OF BUSINESS

Contract Renewals

A. Landscape/Grounds Maintenance

Mr. Flint: The first contract renewal is with the Club at Bella Collina for mowing of the dry retention areas. This would be the first amendment to that agreement. Alan do you want to add anything?

Mr. Scheerer: The Club has been doing a great job of maintaining those dry ponds.

On MOTION by Mr. Holt, seconded by Mr. Greene, with all in favor, the Landscape/Grounds Maintenance Contract with the Club at Bella Collina, was approved.

B. Aquatic Maintenance

Mr. Flint: This is the plant management agreement. Alan, do you want to go over that?

Mr. Scheerer: Sure, the District's two wet ponds in the community, the first one is right when you come into the estate side. The other one is the water treatment pond. Those are the only two ponds that we maintain for aquatic vegetation and this is in line with previous contracts.

On MOTION by Mr. Greene, seconded by Mr. Holt, with all in favor, the Aquatic Maintenance Agreement with Applied Aquatic Management, Inc., was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: We don't have anything major. We've gotten everything we need for the petition except for the map. They will not accept it without the map.

B. Engineer

Mr. Flint: Steve, do you have anything for the Board?

Mr. Boyd: We are still working on the closeout of the lodge. We are working to finalize.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Are there any questions on the check register from May 1st through July 31st, totaling \$186,638.99.

On MOTION by Mr. Greene, seconded by Mr. Holt, with all in favor, the Check Register was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through July 30th, and there is no action required. If the Board has any questions we can discuss those.

iii. Approval of Fiscal Year 2019 Meeting Schedule

Mr. Flint: When you adopt your budget we typically have you approved the meeting schedule for the next year. We are suggesting the second Thursday at 9:30.

On MOTION by Mr. Greene, seconded by Mr. Greene, with all in favor, the Fiscal Year 2019 Meeting Schedule was approved.

iv. SBA Florida PRIME Monthly Summary Report

Mr. Flint: You have this for your review in your agendas.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests


Mr. Flint: Are there any requests that were not discussed?

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greene, seconded by Mr. Holt, with all in favor, the meeting adjourned at 9:15 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman

DAVID F. GREENE