

MINUTES OF MEETING
BELLA COLLINA
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Bella Collina Community Development District was held Thursday, September 14, 2017 at 10:00 a.m. at the Bella Collina Clubhouse, 16350 Vetta Drive, Montverde, Florida.

Present and constituting a quorum were:

Randall Greene	Chairman
David Burman	Vice Chairman
Duane Owen	Assistant Secretary
Andrew Gorrill	Assistant Secretary
DeWitt Holt, III	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Steve Boyd	District Engineer
Brian Smith	Field Manager
Darrin Mossing, Jr.	GMS

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 July 13, 2017 Meeting

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

On MOTION by Mr. Holt, seconded by Mr. Owen, with all in favor, the minutes of the July 13, 2017 Board of Supervisor's Meeting were approved.

FOURTH ORDER OF BUSINESS

Contract Renewals

A. Landscape/Grounds Maintenance with the Club at Bella Collina

Mr. Flint: This is for the mowing of dry ponds. Previously we had a landscape contractor providing these services and the club agreed to provide the services at the same price. They've been doing a good job for the District so we feel the price is competitive and the quality of service is good. Are there any questions on the agreement?

Mr. Gorrill: This seems straightforward, it is similar to last year's contract.

Mr. d'Adesky: We reviewed all the agreements, they are all very straightforward. There is nothing exceptional or unexpected about them.

Mr. Greene: I'm going to abstain.

Mr. Flint: Randall, we have the conflict form on file that applies to that. If not, we will get it to you.

Mr. Greene: I believe I signed one last year. Does that suffice or will I need to sign a new one?

Mr. Flint: Andrew, do we need new ones every year? I believe filing it once is adequate.

Mr. d'Adesky: If you file it once that should be adequate, you do not need to renew it every year.

Mr. Flint: We will verify that.

On MOTION by Mr. Gorrill, seconded by Mr. Holt, with 4 in favor and Mr. Green abstaining, the Landscape/Grounds Maintenance with the Club at Bella Collina, was approved.

B. Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.

Mr. Flint: This is for the pond at the waste water treatment plant. Brian, do you have anything on this?

Mr. Smith: No, I don't.

Mr. Flint: Are there any questions on the agreement?

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

C. Meter Reading, Billing and Repair Agreement with Utility Technicians, Inc.

Mr. Flint: This is the company that the District contracts with to do the meter reading and billing. They also do any of the repairs that are non-plant related, as well as install the grinder pumps if the individual owner chooses to use them. They periodically come forward with proposed revisions, the increases are nominal. For example, the late notice mailed went from \$6.85 to \$6.90. We would recommend approval.

Mr. Greene: I think the Utility Technicians has done a good job for us. Our experience has been positive with them. Their response times are unbelievable.

Mr. Flint: At some point, we may want to look at the billing and how we are doing that. At this point it makes sense to continue to use them.

On MOTION by Mr. Owen, seconded by Mr. Holt, with all in favor, the Meter Reading, Billing and Repair Agreement with Utility Technicians, Inc. was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d’Adesky: I want to give a basic update on a petition status. Steve Boyd got me the exhibits that I needed yesterday afternoon, so I’ve been reviewing those today and getting an email circulated with the final things we have. I do anticipate getting that out rather quickly now that we have those exhibits which were the main holdup. That’s all I have to report.

B. Engineer

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

Mr. Boyd: I don’t have anything in addition to what Andrew just discussed.

Mr. Flint: Are there any other questions for Steve?

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: For the General Fund and the Enterprise Fund, which is the water and sewer fund, the total is \$97,056.97. Are there any questions on the check register?

On MOTION by Mr. Greene, seconded by Mr. Gorrill, 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 31st, and there is no action required. If the Board has any questions we can discuss those.

iii. Approval of Fiscal Year 2018 Meeting Schedule

Mr. Flint: Each year the Board needs to approve an annual meeting schedule. We prepared a recommend schedule. It has the Board meeting on the same day, the second Thursday of each month. The only change is moving the time from 10:00 a.m. back to 9:00 a.m. We used to meet at 9:00. Myself, Steve, and Andrew have another meeting we attend at 12:30 so that would be helpful to us. If there is no need to meet we can cancel, but this way we at least have a monthly meeting set.

On MOTION by Mr. Holt, seconded by Mr. Greene, with all in favor, the Fiscal Year 2018 Meeting Schedule was approved.

iv. SBA Florida PRIME Monthly Summary Report

Mr. Flint: This is just informational.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Are there any requests?

Mr. Gorrill: The only request we have is that we would like to get someone back out here to examine the well situation for an illegal pump. We've had 3 compliances, and 2 litigation cases. One case is now settled, and one is ongoing. With the settlement, there was an acknowledgement that it was an illegal well. We think we might have 2 or 3 more out there, so we just need some clarification.

Mr. Flint: Alan has provided the information to Brian, and he has that on his radar to do. We discussed that issue this morning and earlier this week. Are there any other requests?

Mr. Burman joined the meeting at this time.

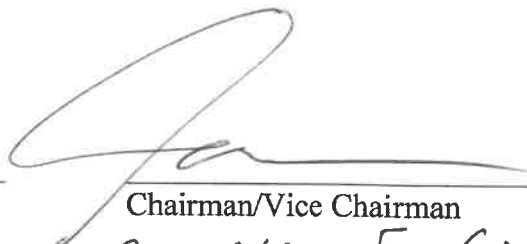
EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Holt, seconded by Mr. Owen, with all in favor, the meeting adjourned at 10:12 a.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman
RAWSALL F. GREENE