

MINUTES OF MEETING  
BELLA COLLINA  
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Bella Collina Community Development District was held Thursday, March 14, 2019 at 9:30 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
Dutch Holt	Assistant Secretary
Andrew Gorrill	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Jeff Einhouse	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There are no members of the public here to provide comments, so we will move to the next item.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 14, 2019**

Mr. Flint: Were there any additions, deletions, or corrections to the minutes? If there are none I would ask for a motion to approve.

On MOTION by Mr. Burman, seconded by Mr. Greene, with all in favor, the minutes of the February 14, 2019 meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Acquisition Agreement with DCS Real Estate Investments Regarding Surface Water Pumps and Infrastructure**

Mr. d’Adesky: This is the form of the agreement for acquisition of certain infrastructure, in advance of potential bond issuance. This will allow it to be credible, if in the future there is a bond issuance that correlated with this the costs could be reimbursed. These are certain elements that are going to be acquired by the District.

Mr. Greene: In the Consumptive Use Permit that was issued a number of years ago it mandated that surface water pumps be installed on the property. Right now Jim Boyd is figuring out how much it is going to cost. Because the developer is getting ready to develop the walkway between the hotel and roundabout where the public dock is, a 16 inch dry irrigation line needed to be installed because that’s going to be paved over.

Mr. Flint: All this agreement does is preserve his right in the event the CDD issues debt to finance these improvements. It preserves their right to get reimbursed for the cost of those improvements.

Mr. d’Adesky: We’re asking you to approve this in substantial final form, we’re comfortable executing once DCS signs off.

On MOTION by Mr. Greene, seconded by Mr. Holt, with all in favor, the Acquisition Agreement with DCS Real Estate Investments Regarding Surface Water Pumps and Infrastructure, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Andrew, do you have anything?

Mr. d’Adesky: We have good news from the State, the judge approved our report. I submitted a proposed report and he adopted it and signed it and now it will go to the government and cabinet. The government hasn’t met and approved many things yet so far, but once they get to do that it should be the first thing on the docket.

Mr. Flint: We don’t know how the governor is going to act to the issue of CDD’s.

Mr. d’Adesky: In the past they have been friendly, so I would expect that again.

**B. Engineer**

Mr. Flint: Steve, do you have anything?

Mr. Einhouse: I don't have anything.

**C. District Manager's Report**

**i. Approval of the Check Registers**

Mr. Flint: You have the check register for the month of February totaling \$50,961.97. Any questions on the check register? If not, is there a motion to approve?

On MOTION by Mr. Greene, seconded by Mr. Holt, with all in favor, the check register for February totaling \$50,961.97, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financial statements through January 31<sup>st</sup>. If there are any questions, we can discuss those.

**iii. SBA Florida PRIME Monthly Summary Report**

Mr. Flint: You have the State Board of Administration Investment monthly report. There is no action required on either of those.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Is there any other business? If none, we'll move onto the next item.

Mr. Owen: Have we found anything new on the water loss?

Mr. Flint: I got an email yesterday afternoon from Jim Boyd, he is spearheading that. We are replacing all the meters. Those have been received by General Utilities who is our plan operator and the contractor that has been hired to install those has been advised. That hasn't been done yet, but it is scheduled to be done very soon. They did another site visit and identified some additional services that were leaking. Those have been repaired. We've identified six residential irrigation meters that appear to be faulty and need to be replaced. We are still working on it, and the steps we're taking right now won't show up yet in the data. It seems to be improving every month though.

Mr. Owen: The water monitoring systems in new houses, is that something that they're moving forward with here?

Mr. Greene: Absolutely. Builders don't have a choice any more.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Flint: Does the Board have anything else they would like to discuss?

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Greene, seconded by Mr. Holt, with all in favor,  
the meeting was adjourned at 9:45 a.m.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman