

MINUTES OF MEETING  
BELLA COLLINA  
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Bella Collina Community Development District was held Thursday, August 13, 2020 at 9:30 a.m. via Zoom Teleconference.

Present and constituting a quorum were:

David Burman	Vice Chairman
Duane Owen	Assistant Secretary
Dutch Holt	Assistant Secretary
Andrew Gorrill	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Jeff Einhouse	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order. Four members of the Board were present via the Zoom call, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There are no members of the public in attendance.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the July 9, 2020 Meeting**

Mr. Flint: We have approval of the minutes from the July 9, 2020 meeting. Did the Board have any comments, changes, or corrections to those? Hearing none,

On MOTION by Mr. Burman, seconded by Mr. Holt, with all in favor, the Minutes of the July 9, 2020 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

**A. Consideration of Resolution 2020-09 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations**

Mr. Flint: Next is the public hearing to consider adoption of the Fiscal Year 2021 Budget and the impositions of assessments associated with that budget. We will go ahead and open the public hearing. I will note for the record there are no members of the public here to provide comments. We will bring it back to for consideration and discussion on the resolution. The Board approved a proposed budget in the spring and set today as the date for the public hearing for its final consideration. We have complied with all the statutory requirements leading up to the public hearing. Exhibit ‘A’ is the proposed budget and there are no changes from the budget that was approved in the spring. There are no changes to the O&M Assessments and the debt assessments will remain the same. Are there any questions? Hearing none,

On MOTION by Mr. Holt, seconded by Mr. Gorrill, with all in favor, Resolution 2020-09 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2020-10 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: The next item is a public hearing to consider imposing assessments that are associated with the budget you just adopted. The budget is attached as Exhibit ‘A’, and Exhibit ‘B’ is the Assessment Roll with all the properties within the District reflected. There are no members of the public here to provide comment, so we will bring it back to the Board. Are there any questions? Hearing none,

On MOTION by Mr. Owen, seconded by Mr. Burman, with all in favor, Resolution 2020-10 Imposing Special Assessment and Certifying an Assessment Roll, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-11 Related to Acceptance of Real Property**

Mr. Flint: The next item, I understand we are not quite ready for Board consideration. This resolution is related to the contribution improvements and real property. In leu of debt assessments on the condos, the developer contributed to offset those. To close that loop we will need the Board to accept those contributions on the record, but I understand we are not ready to do that today.

Ms. Carpenter: George, we have things pretty much wrapped up, we just had a couple of questions on the Engineering side and DCS is getting us legals. So even if we don't have the legals next month we will have the resolution and the conveyance documents to be approved. So it's just about ready, it will be out next month.

Mr. Flint: Good, thank you Jan.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Carpenter: We don't have anything else to report.

**B. Engineer**

Mr. Flint: Jeff, anything from the Engineer?

Mr. Einhouse: I do not have anything this morning.

**C. District Manager's Report**

**i. Approval of the Check Register**

Mr. Flint: You have the check register for July 1<sup>st</sup> through July 31<sup>st</sup> for the General Fund, Water and Sewer Reserves, and Board pay totaling \$89,508. The detailed register is behind the summary. Did the Board have any questions on the Check Register? Hearing none,

On MOTION by Mr. Gorrill, seconded by Mr. Burman, with all in favor, the Check Register totaling \$89,508, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the balance sheet and income statement through June 30<sup>th</sup>. If there are any questions, we can discuss those.

**iii. Approval of Fiscal Year 2021 Meeting Schedule**

Mr. Flint: Each year the Board has to approve an annual meeting schedule and we've provided a suggested one based on your past practice of meeting the second Thursday of each month at 9:30 a.m. at the Bella Clubhouse. We will make a note in here in the event we have to meet electronically, but we will run a separate notice if that's the case. Is the Board okay with the second Thursday?

Mr. Holt: I'll make a motion to maintain the same schedule of meeting on the second Thursday of the month.

On MOTION by Mr. Holt, seconded by Mr. Gorrill, with all in favor, the Fiscal Year 2021 Meeting Schedule, was approved.

**iv. Presentation of Arbitrage Rebate Calculation Report**

Mr. Flint: Next is the Arbitrage Rebate Calculation for the Series 2004 bonds. This is an IRS requirement. You hired Grau & Associates to perform the calculation. They have determined there is a negative rebate requirement of \$2,540,000. That shows there are no arbitrage issues. Is there a motion to accept the report?

On MOTION by Mr. Holt, seconded by Mr. Gorrill, with all in favor, the, Arbitrage Rebate Calculation Report, was approved.

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

Mr. Flint: You have the State Board of Administration Summary Report. This is the fund the District invests it's surplus funds in run by the state. There is no action by the Board needed.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Are there any other items that the Board or staff would like to discuss that was not on the agenda? Hearing none,

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Request**

There being none, the next item followed.


**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint: If there's nothing else, is there a motion to adjourn?

On MOTION by Mr. Owen, seconded by Mr. Holt, with all in favor, the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman  
*ROBERT F. GUSENE*