

MINUTES OF MEETING
BELLA COLLINA
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Bella Collina Community Development District was held Thursday, February 14, 2019 at 9:30 a.m. at the Bella Collina Clubhouse, 16350 Vetta Drive, Montverde, Florida.

Present and constituting a quorum were:

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

Also present were:

| | |
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| George Flint | District Manager |
| Andrew d'Adesky | District Counsel |
| Steve Boyd | 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 November 8,
2018 Board of Supervisors Meeting and
Acceptance of Minutes of the November 8,
2018 Landowners' Meeting**

Mr. Flint: Were there any additions, deletions, or corrections to either of those minutes? Hearing none,

On MOTION by Mr. Burman, seconded by Mr. Greene, with all in favor, the Minutes of the November 8, 2018 Board of Supervisors Meeting were approved and the Minutes of the November 8, 2018 Landowners' Meeting were accepted.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Andrew, do you have anything?

Mr. d'Adesky: I have nothing other than the routine contract for working on the expansion. Obviously, we have a hearing today and once that is done the transcript will be sent to the State. They will make a ruling on that shortly.

B. Engineer

Mr. Flint: Steve, do you have anything?

Mr. Boyd: I have one thing, the wastewater utility system at the Bella Collina Lodge, is cleared for use. The existing owner, the developer, is the operator until such time that the CDD acquires the facilities and accepts the facilities, then it will be transferred. We anticipate that it will be transferred to the CDD in the future, but at this time the developer is going to own and maintain. We do need the CDD to sign the clearance as the plant operator at this time.

Mr. Flint: Jim is reviewing that for the CDD and there are a couple minor things that we still want to work out before we actually accept it. They are going to be the operator for a short period of time until it is conveyed to the District.

Mr. Boyd: That's the only line item I had.

C. District Manager's Report

i. Approval of the Check Register

Mr. Flint: You have the check register for November 1st to December 31st totaling \$58,674. 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 November 1, 2018 through December 31, 2018 totaling \$58,674, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through the end of December. If there are any questions, we can discuss those.

iii. SBA Florida PRIME Monthly Summary Report

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

FIFTH ORDER OF BUSINESS

Other Business

Mr. d'Adesky: Are there any updates on the consumptive use permit issue that came up?

Mr. Flint: We're still working on that. We've been working with Jim Boyd. We've done at least two or three site visits.

Mr. Scheerer: We'll be here next Friday as well to continue that.

Mr. Flint: Yes, and I did authorize, which Randall was on the email chain, replacing the meters on the three wells. They are going to upgrade them to a digital meter that can be calibrated versus the mechanical that you have to remove and send away. It was in the range of \$10,000 I don't have the exact amount with me. We have to get the unaccounted for water issue under control. We haven't found any obvious illegal connections or unmetered connections, but we are still investigating it.

Mr. Scheerer: And there were meter issues on the Hillcrest side. They weren't reading and they were replaced. That has been handled.

Mr. Flint: The meter at the tennis court was not functioning. We've gone through and fixed all the meters that were faulty, all the ones we were aware of. Jim Boyd is all over this issue.

Mr. Scheerer: Yes, his emails are very detailed.

Mr. Flint: We will keep the Board updated on that. With the irrigation system, we've shut off valves to make sure there are no interconnects. We've tested the water for chlorine to see if there are any cross connections where you have potable going into the irrigation system. They haven't found anything regarding that issue. I think we can demonstrate that we have proactively addressed this issue, but we need to figure it out.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Does the Board have anything else they would like to discuss? Hearing none, the next item is followed.

SEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at 9:40 a.m.

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



Secretary/Assistant Secretary



Chairman/Vice Chairman