

MINUTES OF MEETING
BELLA COLLINA
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Bella Collina Community Development District was held Thursday, September 10, 2020 at 9:30 a.m. via Zoom Teleconference.

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
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. All 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 August 13, 2020 Meeting

Mr. Flint: You have approval of the minutes from the August 13, 2020 meeting. Did the Board have any comments, changes, or corrections to those? Hearing none,

On MOTION by Mr. Gorrill, seconded by Mr. Greene, with all in favor, the Minutes of the August 13, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS

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

Mr. Flint: The Board previously went through an assessment process and you recognized the additional units associated with the lodge and also offsetting Developer contributions to pay down the outstanding principal related to those 100 units. This resolution is documenting and formalizing the conveyance of the property. Kristen, I will let you got over it.

Ms. Trucco: You summarized it well George. The resolution specifies that the conveyances in lieu of assessments due by Developer in the amount of \$1,026,906. The conveyance is being done in lieu of the assessments due and owing for the 2004 bonds. Then attached to the resolution are standard conveyance documents, a Bill of Sale for the improvements, Special Warranty Deed for the real property being transferred, the agreement regarding taxes specifying that the Developer is attesting that no taxes are due and only real property. There are no encumbrances owed and there is also a certificate of the District Engineer certifying that any improvements that are being conveyed were done in accordance with all standards, codes, and regulations within the jurisdiction of those improvements. If you have any questions, please let us know.

Mr. Flint: Any questions on the resolution?

On MOTION by Mr. Holt, seconded by Mr. Gorrill, with all in favor, Resolution 2020-11 Related to Acceptance of Certain Real Property & Improvements, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Proposal from RCM
Utilities to Provide Water & Wastewater
Services**

Mr. Flint: We placed this on the agenda and we are recommending the Board consider making a change from Utility Technicians, who the Board has previously used for things like setting meters, any field repairs, line repairs. Anything non-plant related we have historically used Utility Technicians. I think approximately 14 of the employees from Utility Technicians moved over to this company and they have taken over a lot of the duties Utility Technicians was performing. Utility Technicians sold to a larger company some time ago and we have seen a drop off in the quality of response to issues. We believe that with RCM Utilities that we will have much better response time on repairs. We will have much better response time on setting meters on new accounts. Every month when we read meters, we were identifying meters that are potentially

faulty. This would improve the turnaround time on checking those meters and potentially replacing those which will help the District on the revenue side as well. The fees that they are proposing are comparable to what Utility Technicians is currently billing. I'd be happy to answer any questions from the Board. As you remember, Utility Technicians resigned from their responsibilities for the billing and meter reading. We took that over and it took some time to work out all the issues that we found in that transition and we are finding out. My recommendation is to terminate Utility Technicians and contract with RCM.

Mr. Gorrill: Do you think when we were under contract with Utility Technicians do you think the District experienced any substantial monetary losses because of their failings?

Mr. Flint: That would have been on the utility billing side of it which we terminated some time ago. It would be hard to go back and determine. This part of the contract is solely related to setting meters and doing repairs in the field sort of thing. We are still under contract with them for the interconnect.

Mr. Greene: Is that the project that Boyd's been working on?

Mr. Flint: Yes. We don't want to wait until that project's over to make this change. We just think this needs to be done sooner rather than later. We need to see if the current agreement has a termination provision in it. I would just ask the Board in the Board's motion that they authorize staff to provide appropriate notice under the Utility Technicians current contract and then authorize us to enter into an agreement with RCM Utilities.

On MOTION by Mr. Greene, seconded by Mr. Owen, with all in favor, Proposal from RCM Utilities to Provide Water & Wastewater Services, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Aquatic Management Agreement with Applied Aquatic Management

Mr. Scheerer: As the Board knows we've had an ongoing agreement with Applied Aquatic for aquatic maintenance on the pond near the playground, as well as the pond at the wastewater facility at the Bella Collina Pine Island side. This is just a renewal of that same agreement and the fees haven't changes. We would look for an approval from the Board.

On MOTION by Mr. Greene, seconded by Mr. Gorrill, with all in favor, Aquatic Management Agreement with Applied Aquatic Management, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: We worked on the resolution that was just approved by the Board, but otherwise we have nothing new to report to the Board.

B. Engineer

Mr. Flint: Jeff, do you have anything?

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 the month of August showing \$72,403.56. The detailed register is behind the summary. Did the Board have any questions on the Check Register? Hearing none, is there a motion to approve it?

On MOTION by Mr. Owen, seconded by Mr. Gorrill, with all in favor, the Check Register totaling \$72,403.56, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the balance sheet and income statement through July 31st. There are no actions from the Board. 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 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.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business or Supervisor’s Request? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor’s Request

There being none, the next item followed.


TENTH ORDER OF BUSINESS

Adjournment

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

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


Secretary/Assistant Secretary


Chairman/Vice Chairman

RANDALL F. GREENE