

MINUTES OF MEETING
BELLA COLLINA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Bella Collina Community Development District was held Thursday, September 8, 2022 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
Andrew Gorrill <i>by phone</i>	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Steve Boyd <i>by phone</i>	District Engineer
Jim Boyd <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Andy Hatton	On-site Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order. Three members of the Board were present and one Board member participated by phone, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Showe: We will note for purposes of the recording that we only have members of District staff and the Board present.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 14, 2022 Meeting

Mr. Showe: Next you have the approval of minutes of the July 14, 2022 meeting. Those minutes have been included as part of your agenda package. We can take any corrections or changes at this time or a motion to approve.

Mr. Owen: I will make a motion to approve the minutes.

On MOTION by Mr. Owen, seconded by Mr. Greene, with all in favor, the Minutes of the July 14, 2022 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Showe: The next item we have on the agenda is the public hearing for the updated rules and rates. At the meeting in July the Board approved a temporary increase in some of those rates to reflect the actual cost of the meters as well as the turn on and turn off fees. Can we have a motion to open the public hearing?

On MOTION by Mr. Owen, seconded by Mr. Greene, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2022-04 Adopting Proposed Amended Rates & Fees

Mr. Showe: We present to you Resolution 2022-04, which is the approval of the Fiscal Year 2023 rates including those changes as indicated on the grinder pumps, meter installation, and the turn on and turn off fees. We will note that this is a public hearing and again there are no members of the public here to provide comments. We can turn it back to the Board for any questions or comments or a motion to approve the resolution as presented.

On MOTION by Mr. Owen, seconded by Mr. Greene, with all in favor, Resolution 2022-04 Adopting Proposed Amended Water Rates, was approved.

Mr. Showe: Is there a motion to close the public hearing?

On MOTION by Mr. Owen, seconded by Mr. Greene, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposal from Willdan Financial Services to Provide Capital Reserve Fund Requirements Study

Mr. Showe: At our last meeting we talked about having the District engage into a capital reserve fund study in order to fulfill the requirements of our bond funds and the flow of cash as related to that. We have presented to you a proposal for Willdan Financial Services to provide that

study. They estimate the cost to be \$12,500. It is our recommendation that the Board go ahead and approve that.

Mr. Greene: When will they be done with the study?

Mr. Showe: It says within 45 days.

On MOTION by Mr. Greene, seconded by Mr. Burman, with all in favor, the Proposal from Willdan Financial Services to Provide Capital Reserve Fund Requirements Study, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Showe: We'll start with staff reports and we will start with counsel.

Ms. Trucco: I have no updates for the Board today, thank you.

B. Engineer

Mr. Showe: Engineer? Any Updates?

Mr. Steve Boyd: Nothing to report to the Board today.

C. District Manager's Report

i. Approval of the Check Register

Mr. Showe: In your general fund, we've got checks 1328 through 1339 for \$76,167.049. We've got enterprise checks 1807 through 1842 for \$230,795.03. Enterprise reserve check 23 as well as July payroll brings the total to \$311,721.02. Staff can answer any questions on those invoices should the Board have any. Otherwise, we look for a motion to approve the check register.

On MOTION by Mr. Greene, seconded by Mr. Owen, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: There is no action required by the Board. We are in line with our general fund proration to actuals. We are 100% collected on our assessments. We've collected all our assessments for the year, so we are in good shape.

iii. SBA Florida PRIME Monthly Summary Report

Mr. Showe: We've also got the PRIME report for the Board for any questions. Any updates from the field side?

Mr. Scheerer: No updates today.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Showe: That is all that we have for ours. We can take any other business or Supervisor's requests.

Mr. Greene: I just have question. Have we had any issues with any illegal wells or anything like that?

Mr. Scheerer: Not other than the ones that you and I have communicated with. I think there is still some that are active on the Lake Apopka side. We are going to be checking a house on Ariso. One of the things that I talked to Andy about today was a house that we were speculated had something inside a closet door. We saw a house over on Ariso that had so much grass in the brick paver driveway, and it doesn't look like anyone is living there. I am going to pull up the address. It's one of the houses that we can't ever get into because they are always home, and I can't unlock anybody's door. I haven't seen any recent ones.

Mr. Showe: Anything else? Hearing none,

EIGHTH ORDER OF BUSINESS

Supervisor's Request


There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Showe: 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
CHAIR