

MINUTES OF MEETING
BELLA COLLINA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bella Collina Community Development District was held Thursday, February 13, 2025 at 10:00 a.m. at the Bella Collina Clubhouse, 16350 Vetta Drive, Montverde, Florida.

Present and constituting a quorum were:

Randal Greene	Chairman
David Burman	Vice Chairman
Duane Owen	Assistant Secretary
Andy Gorrill <i>by phone</i>	Assistant Secretary
Rick Scharich	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Robert Szozda	Field Manager
Steve Boyd <i>by phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order. Four Board members were present in person constituting a quorum. Mr. Gorrill joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public other than Board and staff here.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the January 9,
2025 Meeting**

Mr. Flint: You have approval of your January 9, 2025 meeting minutes. Are there any comments, corrections, or changes to the minutes?

Mr. Burman: No changes. I move to approve the minutes.

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On MOTION by Mr. Burman, seconded by Mr. Owen, with all in favor, the Minutes of the January 9, 2025 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Change Order No. 3 with Thompson Well & Pump, Inc.

Mr. Flint: This is for the other well that they had to go deeper on. At your last meeting you approved a change order on one of the wells that they drilled down to the specified depth and it was not producing. You approved a change order to get deeper on that one. This is the same situation. It is a change order for \$49,500. There is adequate contingency built into the project to be able to fund this. I think we had \$900,000 in contingency on this project. Any questions on the change order? It was reviewed and approved by Jim Boyd.

Mr. Greene: How deep does the well have to go?

Mr. Flint: I think they went 450 and this is to go up to an additional 100 feet, which is really deep.

On MOTION by Mr. Greene, seconded by Mr. Scharich, with all in favor, Change Order No. 3 with Thompson Well & Pump, Inc., was approved.

FIFTH ORDER OF BUSINESS

Consideration of Series 2024 Requisitions #16 – #17

Mr. Flint: The next item we have is consideration of Requisitions 16 and 17. Requisition 16 is with Thompson Well and Pump for \$23,750. The application for payment is attached to that and has been reviewed by Jim Boyd and approved within the contract that you have with them. Requisition #17 which is with Boyd Environmental for \$13,291 again related to the irrigation program. Are there any questions on the requisitions? They will need to be signed by Steve Boyd, the District, and then be transmitted to the Trustee.

On MOTION by Mr. Greene, seconded by Mr. Burman, with all in favor, the Series 2024 Requisitions #16 - #17, were approved.

SIXTH ORDER OF BUSINESS

Consideration of License Agreement with Bella Collina POA, Inc. for Fountain Maintenance – Added

Mr. Flint: This was added to the agenda and is on your iPad, it was not in the initial electronic version that went out. This is a license agreement with the POA regarding the fountain

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in the pond as you come in the community on the right. That pond is being conveyed to the District. It has been maintained by the District. We are cleaning up the ownership but the fountain that is in that pond would remain under the ownership and maintenance responsibility of the POA. Is that correct Jay?

Mr. Lazarovich: Yes, this was a request of the POA conveying the pond and this includes our standard insurance and indemnification language.

Mr. Flint: Any questions on the license agreement? If not, is there a motion to approve it?

On MOTION by Mr. Greene, seconded by Mr. Gorrill, with all in favor, the License Agreement with Bella Collina POA, Inc. for Fountain Maintenance, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Setting Utility Rate Hearing

Mr. Flint: We are not quite ready for consideration of this item. We are still working on the rate study with Willdan Financial. I think we have a call next week hopefully to finalize that study. We talked at the last meeting, the purpose of the rate study is twofold. The initial purpose was to develop a rate structure to take into account the transition from ground water to surface water on the irrigation system. The other primary goal that has evolved out of that is developing a rate structure to discourage excessive use of irrigation water. What we talked about at the last meeting was the potential super rate. The top tier on the irrigation would be elevated to hopefully discourage consumption. We are still working on the rate study. We are not ready this morning. We were hoping we would have a draft of that so you could at least set a rate hearing but we will need to bring it back to the next meeting.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Jay?

Mr. Lazarovich: On the pond conveyances, DCS sent us their signature pages and I expect that today. As for the POA, they have to go for approval I believe the 27th of this month. Once the Board approves the conveyance documents then we can finalize that conveyance. I will send the license agreement that the Board just approved to the POA and then otherwise we are working on four easement agreements regarding the irrigation improvements so we will bring those too.

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B. Engineer

Mr. Flint: Steve, anything for the Board?

Mr. Boyd: I don't have anything. I couldn't hear Jay but it's my understanding that we are all good on the pond transfers. Is that right Jay?

Mr. Lazarovich: We are finishing it up. We have your Engineer Certificate and once we get DCS and POA's signature page, we will finalize it.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register for the month of January for the general fund, water and sewer enterprise fund, water and sewer capital fund, and the Board compensation. All of those together total \$496,867.66. The detailed register is behind the summary. If you have any questions, we can discuss those. You can see there is a transfer of debt service assessment revenue to the Trustee that is a large part of the general fund.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of January. This is for the first four months of FY25. If there are any questions, we can discuss those. There is no action required on the financials.

iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2004 Bonds

Mr. Flint: Next is the arbitrage rebate report. This is for the Series 2004 bonds. The IRS requires us to do a calculation demonstrating we are not earning more interest than we are paying. You all retained Grau & Associates to prepare this calculation and you can see there is a negative rebate requirement of \$3.6 million so there are no arbitrage issues. If there are any questions on the report, we can discuss those. If not, I just ask for a motion to accept the report.

On MOTION by Mr. Greene, seconded by Mr. Scharich, with all in favor, the Arbitrage Rebate Calculation Report for the Series 2004 Bonds, was approved.

iv. SBA Florida PRIME Monthly Summary Report

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Mr. Flint: This is the monthly summary report for the State Board of Administration which is the local government investment pool that the District invests its excess funds.

D. Field Managers Report

Mr. Flint: Field Manager's report, Rob?

Mr. Szozda: A number of things, this last week we sent out a number of notices to individuals that did not have backflow preventers as required per the policy manual. We got a little bit of feedback. The companies that we represented on the letter are getting calls and no negative feedback at this time so that is good so people are coming in compliance. As George mentioned, continue with the rate study and should have the draft next week. It is just finalization of a few inputs to the rates themselves then I think we are going to be in good shape. The lift station generator that we have asked for proposals, I asked for clarification on the two lower bidders. The lowest bidder has yet to get back to me. I sent him a reminder earlier this month so next month if I don't hear anything we will just move up the list. The resident that had the issue with the irrigation water being hooked up to their house, we have completed all committed activities to that which was consistent of a new water line and meter, sending ties to all the lines, replaced all the appliances, replaced water treatment system, did post water sampling after everything was done and all of that came back negative. We then fixed the landscaping that we messed up in the process. I have not heard from them since. I look for them to be outside to check on them. I haven't seen them outside.

Mr. Flint: The vendor responsible for tapping that line is paying all of the costs associated.

Mr. Szozda: We have five generators. Three of them had alarms on them over the last month so I went ahead and pulled forward. We are about due for the semiannual service. All of those are back in auto and working fine. George, I want to go to quarterly on these checks. They are of the age they have got some additional suggested maintenance. I will get those proposals and get them over to you for approval. One of them appears to still have the original belts and hoses so they are fairly old. I am going to say on the good news side, the grinder station alarms, I think I just counted 13. Eleven of those, I want to say are as expected grease issues on the floats, 11 of the 13 one was baby wipes and the other one was a bit of an oddity. The good news is things are kind of coming more typical. We did have a pressure issue for a while but we have that cleared up. Items going forward, we still have a number of force main cleanouts to lower or we are going to put relief valves on them. The roof needs to be replaced. They look like the original roofs. Each

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one of them is missing shingles. I had two contractors out providing bids. I am going to get a third and should have that by the next meeting for presentation.

Mr. Flint: We did some repairs to the flat roof on the Hill Crest side. This is not the flat roof portion; this is the shingle portion.

Mr. Szozda: Correct.

Mr. Flint: There is damage after the last hurricane. There are some missing shingles. They are the original roofs so Rob is getting pricing on that if you have any recommendations on roofers. Rick if you have any?

Mr. Scharich: Roof Commander.

Mr. Szozda: I will check that out. I have not contacted them. It is not a really big job. I am thinking \$30,000 or something like that.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business or Supervisor's requests? Hearing no comments.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: If not, is there a motion to adjourn?

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

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George Flint
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Secretary/Assistant Secretary

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Chairman/Vice Chairman