

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

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order. Three Board members were present in person constituting a quorum. Mr. Greene and Mr. Scharich joined by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: There are no members of the public present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 13,  
2025 Meeting**

Mr. Flint: You have approval of your February 13, 2025 meeting minutes. Does the Board have any comments or corrections to the minutes?

Mr. Gorrill: I have no changes. I'll make a motion to approve.

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On MOTION by Mr. Gorrill, seconded by Mr. Owen, with all in favor, the Minutes of the February 13, 2025 Meeting, were approved, as presented.

**FOURTH ORDER OF BUSINESS**

**Bid Summary and Notice of Award Recommendation – Bella Collina Irrigation Wells & Pump Stations**

Mr. Flint: We went through a formal bidding process. Jim Boyd handled the bid process and you have been provided the information in your agenda. He has provided the bid tabulation. The apparent low bidder is Mack Concrete Industries at \$2,009,496. Carr & Collier came in at \$2,277,700. Both bids were within the budget, the budget was approximately \$2.8M. He is recommending the Board select Mack Concrete. This will be paid out of the bond funds for the irrigation project. Are there any questions on the bid or the recommendation?

Mr. Greene: What was the bid?

Mr. Flint: \$2,009,496 was the apparent low bidder. The other bid was \$2,277,700. The budget was \$2.8M. Mack Concrete is a known entity and they have done this kind of work before so they are qualified. They are actually located in Lake County. Carr & Collier are doing some other work for the District right now on that project. Jim is comfortable with Mack Concrete and recommending the Board award the contract to them.

On MOTION by Mr. Greene, seconded by Mr. Scharich, with all in favor, the Bid Summary and Notice of Award Recommendation – Bella Collina Irrigation Wells & Pump Stations, was approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2024 Requisitions #18 – #19 and Consideration of Requisitions #20 – #23 – *Item Modified***

Mr. Flint: These are requisitions associated with the irrigation project that are paid out of the construction account from the bond funds. Requisition #18 is for Boyd Civil for \$9,029.50. Requisition #19 is for Thompson Well & Pump for \$53,770. Requisition #20 is Thompson Well & Pump for \$23,750.

Mr. Greene: Are we approving these?

Mr. Flint: Yes. Two of them we are asking to ratify and four of them we are asking for approval. They were all reviewed by Jim Boyd and Steve Boyd and have been signed by the District Engineer and recommended for payment by Jim Boyd.

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On MOTION by Mr. Greene, seconded by Mr. Burman, with all in favor, Ratifying the Series 2024 Requisitions #18 - #19 and Approving Requisitions #20 - #23, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Irrigation System Easement Agreements**

- A. Bella Collina Property Owners Association**
- B. DCS Capital Investments, LLC**
- C. DCS Real Estate Investments, LLC**
- D. Lake Siena Holdings, LLC**

Mr. Lazarovich: We added four easement agreements to the agenda for four different entities. Jim Boyd is the Engineer for the irrigation project and let us know there are certain improvements that will lie on other entities lands, the Bella Collina POA, DCS Capital Investments, DCS Real Estate Investments, and Lake Siena Holdings. We prepared our form of easement agreements. This is a perpetual and nonexclusive easement for the CDD. We included dual indemnification and notice rights. This will all be recorded in the public records. This has not been sent to the four entities yet so it is subject to change but we are looking for a motion to approve subject to District Project Engineer and District Counsel signoff.

Mr. Burman: If they do request change, does it come back before this Board?

Mr. Lazarovich: We would bring it back for ratification unless the Board would prefer, we can have it come back to the Board for approval.

Mr. Flint: If you approve it in substantial form, it does not need to come back. If it is a substantial change then we would need to bring it back. We will bring it back to ratify the final form either way.

On MOTION by Mr. Burman, seconded by Mr. Owen, with all in favor, the Irrigation System Easement Agreements, were approved subject to District Engineer and District Counsel signoff.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Setting Utility Rate Hearing**

Mr. Flint: I don't think we are ready on item seven, right Rob?

Mr. Szozda: We are not. They were trying to schedule a meeting with me this afternoon and I have yet to see it scheduled.

Mr. Flint: If the Board is okay, we will defer the discussion on setting the rate hearing.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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**A. Attorney**

Mr. Flint: Jay?

Mr. Lazarovich: We have been working on the pond conveyances from DCS and the POA. Both deeds were recorded earlier this week so we are wrapping that up. We are just working on a license agreement with the POA and that is under negotiation right now.

**B. Engineer**

Mr. Flint: Steve, anything for the Board?

Mr. Boyd: We are working on the response to St. Johns comments. We did get a request for additional information on the two pump stations at Lake Siena. We need some additional information from ASM to answer questions about a conservation easement. The only other complication is the District wants a site visit so I am working to get the site visit set up now. We are working to a response that we hope to have resolved by the end of the month.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have approval of the check register. Any questions on that?

On MOTION by Mr. Burman, seconded by Mr. Gorrill, 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 February. There is no action required. Does the Board have any questions? Hearing no comments, we will move on to the next item.

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

Mr. Flint: You have the monthly summary report for the SBA investment account for informational purposes.

**D. Field Managers Report**

**i. Consideration of Quote from Wayne Automatic Fire Sprinklers, Inc. for Hydrant Testing Services – *Added***

Mr. Flint: The testing is \$75 each, \$100 each to paint them, and then the blue reflectors.

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Mr. Szozda: They haven't been tested since 2018 so we are due. There is a handful that clearly need painted. The ones at the maintenance shop and at both water plants are old and deteriorated. The ones on the Pine Island side look like they have been painted recently and are in good shape. They will only be painted as needed if a flow test requires change of the cap color. He indicated to you earlier George that he could start this weekend if we approve it here.

Mr. Flint: It is a very good price per hydrant. There are a lot of hydrants. What is it, about \$10,000? It is going to vary depending on how many need to be painted. We are only going to paint the ones that are in need of paint. We won't be painting all of them.

On MOTION by Mr. Gorrill, seconded by Mr. Owen, with all in favor, the Quote from Wayne Automatic Fire Sprinklers, Inc. For Hydrant Testing Services, was approved.

**ii. Consideration of Proposal from Alternative Power Solutions, Inc. for Hipower Lift Station Generator – *Added***

Mr. Flint: The next item is the proposals for the generator at the lift station over by the tennis court as you come up the hill.

Mr. Szozda: We received three bids, HIPOWER and then Jim Boyd's group put together a bid then we went to APS who currently services our generators. APS had the low bid by quite a bit almost \$30K. They did note in their bid that they were not going to be able to fit it into the fenced area which is reflected there. We have since brought this system down and they said yes, they can get it in there. I do have two pending questions out to them. They are familiar with this brand of generator so we have asked for some performance data and asked for an extended warranty from two years to five years.

Mr. Flint: Yanmar is a known diesel engine. They do all of the engines for John Deere on all of their tractors. It is a good diesel engine. I just haven't heard of HIPOWER before.

Mr. Szozda: With that being said, we had a bit of a challenge last year with Milton coming through and losing power. The company that was supposed to show up and pump out of course they were pumping several others at the time so the best plan forward so we can all sleep at night is to get a station generator there at the lift station.

Mr. Flint: The price on that is \$71,155. It is a very good price. As Rob indicated, it is at least \$30K lower than the next bid.

Mr. Greene: George, what did you say?

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Mr. Flint: It is about \$30K lower than the next bid and probably \$60K to \$70K lower than the Rainpower bid.

Mr. Szozda: Rainpower was close to \$150K. Jims group is about \$110K.

Mr. Flint: Alternative Power Systems, we use them now.

Mr. Szozda: They correlate service for all of our generators. I think I mentioned at the last meeting they were on a semi-annual frequency. These generators have some age on them so we are going to go to a quarterly service. Seems like here recently, we have had a number of alarms come in. It is cost effective to make sure that we have power when we need it.

Mr. Flint: This will come out of the renewal replacement, capital reserve. As you recall, we just put over \$3M into that account.

<p>On MOTION by Mr. Burman, seconded by Mr. Gorrill, with all in favor, the Proposal from Alternative Power Solutions, Inc. for HIPOWER Lift Station Generator, was approved.</p>
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**iii. Consideration of Bids for Roofing Replacements at Water Treatment Plants – *Added***

Mr. Szozda: The next item is the roofing on both water plants, the plant control building and also on the reclaimed discharge station need to be replaced. I originally went out for three bids. The third bidder tried to give me the bid but didn't get it to me. It is probably good to go ahead and move forward with the two bids being right next to each other. The only difference I noted in the bids was they are both using different shingle providers. One clearly identified that they have 160 mph maximum wind velocity protection and the other one didn't mention it at all. It just happens to be that is the low bidder as well.

Mr. Flint: The one that didn't mention it or the one that mentioned the 160?

Mr. Szozda: The one that mentioned the 160 was also the lower bidder. Andy is familiar with Titan as well as they have done work out here. ABC is more of a replacement. They are not necessarily out here and they focus on roof replacement.

Mr. Flint: These are the original roofs on all of those buildings. We have gotten almost 20 years out of them. This doesn't include the flat roof work, right?

Mr. Szozda: Right, last year we patched the Hill Crest roof. Looking at them both, the Hill Crest maybe needs a little bit more patching. Pine Island looked pretty good. I did talk about going up on the roof with the guys. ABC went up on the roof and said Pine Island is fine and that is one

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thing I did like about him; he was very open about the condition of the roofs. They do flat roof replacement, ABC, so they may be in consideration for future work.

Mr. Flint: Any questions on the proposals? We do need to choose colors. We will probably be painting the buildings as well at some point. I guess we need to talk about whether green shingles and whatever paint we want to use going forward. We may want to get the palette from the POA and make sure that we are tying in. I am not sure how closely those colors were really coordinated with what the feel of the community was but now is an opportunity to fix that if we want too. We are not bound by the codes, covenants and restrictions of the POA but we want to be consistent with the community. Any questions on the proposals? If not, is there a motion?

On MOTION by Mr. Gorrill, seconded by Mr. Owen, with all in favor, the Titan Roofing Bid totaling \$44,108.92 for Roofing Replacements at Water Treatment Plants, was approved.

**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: Is there a motion to adjourn?

On MOTION by Mr. Gorrill, seconded by Mr. Owen, 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