

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, April 10, 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 <i>joined late</i>	Assistant Secretary
Andy Gorrill	Assistant Secretary
Rick Scharich	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Are there any public comments? Hearing no comments, we will move on to the next item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 13, 2025 Meeting

Mr. Flint: You have approval of the minutes from your March 13, 2025 meeting. Did the Board have any comments or questions on those? If there are no changes, is there a motion to approve them?

Mr. Scharich: Motion to approve.

April 10, 2025

Bella Collina CDD

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

FOURTH ORDER OF BUSINESS**Ratification of Requisition #24 and Consideration Series 2024, Requisitions #25 - #28**

Mr. Flint: These requisitions are for the Series 2024 bonds. They were reviewed by Jim Boyd, reviewed by Steve Boyd, and we are asking the Board to approve these. The ones that are being ratified have already been sent to the Trustee. The others will be sent once they are approved.

On MOTION by Mr. Gorrill, seconded by Mr. Burman, with all in favor, Ratifying Requisition #24 and Approving Series 2024 Requisitions #25 - #28, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-05 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing**

Mr. Flint: The budget adoption process is a two-step process. The first step involves approving what is called a proposed budget and setting the date, place, and time of the public hearing for its final consideration. The proposed budget doesn't bind the Board in any way. It is really the start of the budget process. We have prepared an initial draft of the budget. It still needs work but we believe it is in decent enough form for purposes of initiating the budget process and setting the hearing. We are not recommending any increase in the assessment levels. We are continuing to work on a rate study in conjunction with the implementation of the new irrigation system. When we are ready to do that we will have to hold a rate hearing to implement those new rates. That can be done separate from the budget process when we are ready to do that. The proposed budget again is not binding. We are recommending the public hearing for July 10th at 10:00 a.m. We would like the motion to approve the resolution to contemplate a change in venue to the Siena Condo meeting room in the event it is available. In the event it is not available, it will remain here at the clubhouse. If the Board can just consider flexibility and adoption of the resolution, we will insert the proper location once we verify availability of the Siena Condo meeting room. We will have an opportunity to review this budget and discuss it at the hearing. If the Board has any questions at this point, we can discuss that but if not a motion to approve the resolution would be in order.

April 10, 2025

Bella Collina CDD

On MOTION by Mr. Burman, seconded by Mr. Scharich, with all in favor, Resolution 2025-05 Approving the Proposed Fiscal Year 2026 Budget and Setting the Public Hearing for July 10, 2025 at 10:00 a.m., was approved.

SIXTH ORDER OF BUSINESS**Consideration of Charge Order No. 4 with
Thompson Well & Pump, Inc.**

Mr. Flint: I have asked Jim Boyd to be on the phone to present this change order. These are related to two of the wells. As you recall, the first well that was drilled there was a change order to come back and go deeper because it was not performing adequately. The flow was not performing and they ended up having to go deeper. The other two wells have the same issue.

**Mr. Owen joined the meeting at this time.*

Mr. Flint: Jim, do you want to go ahead and present the change order?

Mr. Boyd: Yes. As George indicated, we have already gone through a similar change order once to deal with what we discussed in the field. This really has to do with the nature of the project. When doing a well drilling project, all the costs are associated with how deep you usually go, etc. When you do the bid, you make your best guess as to how deep we need to go and what size we need to make the wells, etc. and we did that based on all the information we had available at the time. We had a couple of existing wells which were producing at a very high rate so we essentially followed the specifications for those wells. In reality, it has always amazed me how things can be vastly different if you move just a few feet away. You are drilling a hole into the aquifer and get into the limestone formation which you are hoping to hit or hoping to hit cavities in the limestone where we can really get good water production. You start drilling where you are drilling and go down to where you think you need to go but in reality, you have to deal with what is actually there. In this case, we drilled to the intended depth and we didn't hit adequate cavities to produce the well that we needed so we had to end up going deeper. The good news is we just recently completed the same process on well #14 which was authorized under change order No. 3 and that worked great. We went 100 ft. deeper and went from 700 gallons per minute of capacity to 2,000 gallons per minute. For wells 15 & 17 it was the same situation. When we got to the designed depth, they were not producing the flow that we needed and we need to go deeper. We are really confident that if we do go deeper based on what we have discovered with well no. 14 that we are going to get the capacity that we need. We really don't have any choice. We have to get the capacity that we need to support the irrigation system. That is basically the situation. You don't know what you

April 10, 2025

Bella Collina CDD

are going to find out until you start drilling and when you find out what you need to do, you just need to continue to take the necessary steps to get the production that you need. That is an overview of the situation. I would be happy to answer any questions.

Mr. Flint: Did you mention the dollar amount and the contingency and the savings?

Mr. Boyd: The total dollar amount to extend both wells is \$150,850. We have more than adequate budget for the recently bid well outfitting and pump station project. We came in approximately \$800,000 under the budget. We still have a \$970,000 contingency which we haven't touched either. We have more than ample budget to handle this situation.

On MOTION by Mr. Scharich, seconded by Mr. Burman, with all in favor, Change Order No. 4 with Thompson Well & Pump, Inc., was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Setting Utility Rate Hearing

Mr. Flint: We will defer item seven dealing with setting the rate hearing.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter: We don't have anything special this month. We are just finishing up the easements and getting that finalized.

B. Engineer

Mr. Flint: Steve, anything for the Board?

Mr. Boyd: Just an update. We had a site visit with St. Johns River Water Management District to answer some questions they had about the permit for the wells and the pumps. It went well and they seemed to be satisfied. We have responded to their comments. I haven't heard anything else from them. We are hoping to have the permit sometime within the next 45 days. We are still following up with Lake County. We haven't had any input from Lake County even though we have sent it multiple times. I am chasing Lake County hard to get a response. We are still permitting with Lake County as well.

Mr. Flint: Are you involved in the project on the hill, the old equestrian site?

Mr. Boyd: Yes.

Mr. Flint: Are you managing that site contractor?

Mr. Boyd: Yes, we are working with that site contractor.

April 10, 2025

Bella Collina CDD

Mr. Flint: I think there is a breakdown between their work and the CDD that we should probably talk about as far as communication goes.

Mr. Boyd: Sure. Jim and I talked earlier this week, there is some coordination on how they are going to relocate the existing force main and water line.

Mr. Flint: They are tying into one of our sewer lines and there is some coordination on that but they are also working inside the fence at the water plant and they hit a couple of electrical lines.

Mr. Boyd: I was not aware that they were working inside the fence at the water plant.

Mr. Flint: Neither were we until we got a picture yesterday.

Mr. Boyd: I will give them a call after the meeting. I know that we are already working on setting up some additional meetings between them and Jim on the relocations.

Mr. Flint: Make sure Rob Szozda is involved and is included in all of those meetings.

Mr. Szozda: It is in our best interest. I will give you a call after the meeting and we can cover some details.

Mr. Boyd: Okay, that sounds good.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: We have approval of the check register for the month of March for the general fund, the water and sewer fund and the Board compensation totaling \$114,943.12. Are there any questions on the check register?

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 also have the unaudited financials through the end of March. There is no action required from the Board. If you have any questions, we can discuss those.

iii. SBA Florida PRIME Monthly Summary Report

Mr. Flint: We have also provided you the monthly summary report for the SBA through the end of February so obviously it will not reflect any of the more recent volatility.

D. Field Managers Report

April 10, 2025

Bella Collina CDD

Mr. Szozda: I completed hydrant flushing testing. Andy was very impressed with the quality of the work so you notice they are red and green now, look like a Christmas tree. Sandy is going to do a little bit of touch up, they did fall a bit short of desired objectives. All of the flushing went well. All the hydrants work. There is one that needs to be trouble shot to see if we need a new hydrant or if they can repair it. George, I think I sent you that the other day for approval.

Mr. Flint: Yes.

Mr. Szozda: Roofing contractor, so I got the agreement. I think it is with Titan Roofing so we just need to pick a color. We will do that today. Similar with the generator installation, I got the final bid for installing the generator at the lift station. I think Jay drafted an original agreement. Maybe we had a few questions but I got the final bids so need to make sure that gets in.

Ms. Carpenter: Get that to us so we can finalize it.

Mr. Szozda: Yes, get that into the agreement. George covered the booster pump installation and I will get with Steve and get that squared up so we can move that forward. The rate study, all the information is with Wilden so it's just a matter of getting the product. There is a lot of different situations that we had to apply rates to which is what kind of extended it out. They have all the information. She did say it would be next week before we got it so hopefully will get that soon. With the grinder station situation, I think it's good news. We had 10 alarms last month, four stators and three float issues which is an improvement over time. We are doing a lot to monitor that and keep that under better control.

Mr. Flint: We had 30 the month before.

Mr. Szozda: We had 31 in December, that is one every day. There were some pressure issues in the lines so we did some flushing and that lowered the pressure on the one line where we are having all the problems. We have gone around and doing pressure monitoring in the entire system so we are going to have a good baseline to understand where it should be. If the pressure starts getting up, we will do some flushing to keep the pressures low and keep the stators go, if the pump is dealing with a lot of pressure it will tear up the stator. So far everything is in a much better position.

Mr. Flint: Any questions for Rob?

Mr. Gorrill: Did RCM say anything about doing their inspections, on the lift stations?

Mr. Flint: The PM inspections.

April 10, 2025

Bella Collina CDD

Mr. Szozda: Yes, we have done more than 20. We have to talk about the data. They keep all the data so I only see it in an invoice. I want to know it real time and what the plan is going forward. They have given general direction to go this way but they haven't shared that with me yet.

Mr. Gorrill: Did we send a letter out to the homeowners letting them know? I have had a couple of calls from homeowners stating these guys are up here looking at my grinder station not knowing who they were and what they were doing.

Mr. Szozda: We did not. I will get something put out that says yes, we are in the process.

Mr. Flint: First of all, it is not their grinder station. It is an education thing.

Mr. Szozda: Once we get through the hump of grinder stations, they should significantly come down to hopefully one or two.

Mr. Flint: We can work with maybe Wendy to get something sent out. We don't have a schedule by address when these are going to be done. What we are trying to do is if we have a service call, we ask them to do it in conjunction with that.

Mr. Szozda: In total if you take the alarms with the PM's they have done, we have probably done 50 stations.

Mr. Flint: We just need to figure out how to word that notice because we don't really have a schedule. If you see anybody, this is what they are doing.

Mr. Szozda: I think when we sent out homeowners' notes, I believe we mentioned it in there previously.

Mr. Flint: It won't hurt to send another one.

Mr. Szozda: We will send a fresh one out.

Mr. Flint: Anything else?

Mr. Szozda: That's it from me.

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

April 10, 2025

Bella Collina CDD

Mr. Flint: Is there a motion to adjourn?

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

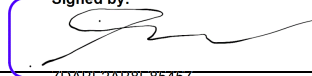
DocuSigned by:

George Flint

B61B5DF431644AD...

Secretary/Assistant Secretary

Signed by:



/DABF2AB8E8545/...

Chairman/Vice Chairman