

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 on Thursday, April 9, 2026 at 10:00 a.m. at Sienna at Bella Collina, 16300 County Road 445, Montverde, Florida.

Present and constituting a quorum were:

Randall Greene	Chairman
David Burman	Vice Chairman
Duane Owen	Assistant Secretary
Andy Gorrill <i>by phone</i>	Assistant Secretary
Jeremy Spry	Assistant Secretary

Also present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
Robert Szozda	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment period. We just have the Board members and staff here.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 12, 2026 Meeting

Mr. Flint: We'll move on to approval of the minutes from your February 12, 2026 meeting.

Did the Board have any comments or corrections to the February minutes?

Mr. Burman: No changes. I'll motion to approve the minutes.

On MOTION by Mr. Burman, seconded by Mr. Owen, with all in favor, the Minutes of the February 12, 2026 Meeting, were approved, as presented.

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FOURTH ORDER OF BUSINESS

Consideration of Change Order #1 from D.P.R. Excavation, Inc. for Volterra Point Storm Drainage System Modification

Mr. Flint: Item four is Change Order #1 from D.P.R. excavation for Volterra Point storm drainage system modification. You had approved an agreement with D.P.R. to address some drainage issues on Volterra Point. Not included in the proposal was rip rap for the discharge area, the mitered end where it discharges. It was apparent that was necessary, so this change order was presented to do the rip rap and we're asking the Board to approve it.

Mr. Lazarovich: How much was it, George?

Mr. Flint: \$3,500.

Mr. Szozda: I think that includes the grass here, but that's okay.

On MOTION by Mr. Greene, seconded by Mr. Burman, with all in favor, Change Order #1 from D.P.R. Excavation Inc. for Volterra Point Storm Drainage System Modification, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Proposal from General Utilities Corporation for Pine Island WWTP Chlorination System Repairs

Mr. Flint: The next item is ratification of a proposal from General Utilities for wastewater treatment plant chlorination system repairs.

Mr. Szozda: There were several things we had to do when we went into coating the inside of the tank. We ended up with extra material and ended up into the contact chamber. We had to divert some of the water to the pond. In the process of that, the chlorination system got plugged up and they went in and repaired and did some cleaning and flushing and did several activities to eventually get it back onto line so that we could legally discharge into the golf pond.

On MOTION by Mr. Greene, seconded by Mr. Spry, with all in favor, the Proposal from General Utilities Corporation for Pine Island WWTP Chlorination System Repairs, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

Mr. Flint: Each year the Board is required to approve a proposed budget and set the public hearing for its final consideration. The proposed budget is not binding on the Board. It's a legal requirement that you approve an initial form of the budget, and you set the public hearing for its

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final consideration at least 60 days from the date you approve the proposed budget. We are recommending your July 9, 2026 meeting for the public hearing at 10:00 a.m. in this location. That is July 4th week, so hopefully we don't have an issue with availability for quorum. Attached to the resolution as Exhibit A is the proposed budget. Again, this is not binding. It doesn't contemplate any increases in the O&M assessment levels. We will be continuing to refine this budget between now and July 9 when you consider the final version of it. Are there any questions on the proposed budget or any issues with the July 9 meeting date?

Mr. Greene: I don't have any issues with it.

Mr. Flint: Okay. If you have any questions on the budget between now and the hearing, feel free to reach out. We can discuss it at the meeting, too.

Mr. Greene: Okay.

On MOTION by Mr. Greene, seconded by Mr. Owen, with all in favor, Resolution 2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for July 9, 2026 at 10:00 a.m., was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Series 2024 Requisition #58 – Added

Mr. Flint: We added item seven. This is consideration of Requisition #58 for your Series 2024 bonds. This is for Boyd Environmental. This is the District's Engineer that designed and is coordinating the construction of the residential irrigation system upgrades. These are charges to be expensed against the funds in the construction account. Any questions on the requisition or invoice? Before it's funded, it will be signed by the District Engineer certifying that the costs are appropriate as well.

Mr. Greene: You need a motion to approve?

Mr. Flint: Yes, please.

On MOTION by Mr. Greene, seconded by Mr. Spry, with all in favor, Series 2024 Requisition #58, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: I passed out a memo. We got a request from the developer. I believe it's the old church property. It's right next to this building. They want to put a hotel there. The District

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entered into the ISBA Agreement with the City of Montverde, Minneola, Clermont, and Lake County. Under that agreement, the District retains its powers to manage and control the wastewater within and outside of the boundary. However, there was a consent requirement for anything outside of the CDD boundary to get consent from Minneola, Montverde and Lake County. We requested some additional information just as to the extent of the use of the wastewater services because it's a hotel, but we haven't heard back yet. I think we would just look for more direction to at least start the process to notify those governmental entities. It did take a long time to get the agreement signed, so we want to try to get that to them sooner rather than later.

Mr. Greene: Do they have the agreement now?

Mr. Lazarovich: The ISBA is fully executed, recorded. So, are you saying the agreement with the developer?

Mr. Greene: No, the intergovernmental.

Mr. Lazarovich: Yeah, that's a fully executed recorded document. There was an amendment last year that wouldn't affect this. They're fully aware of it.

Mr. Flint: That agreement was approved and entered into in 2010. Interlocal Service Boundary Amendment is what ISBA stands for. It's a process provided in the statutes that allows governments to get together and coordinate services like fire protection, utilities, etc. As Jay indicated in that agreement, it gives us the ability to serve outside of our boundaries with the consent of Minneola, Montverde and Lake County. We would ask the hotel developer to provide us a written formal request and then based on that we could seek the consent. We also need to understand what the demand requirements are.

Mr. Greene: I think it's 100 units.

Mr. Flint: It has increased since the initial.

Mr. Greene: Oh really?

Mr. Flint: Yeah. It's pretty intense development of that small 6-acre site or whatever it is. We've asked them for the details on what their proposed plan is. I understand it has increased since what they originally said. We've got the legal issue of the ability to provide service and then we've got the capacity issue not only of our plant, but of the collection system. The pipes that run to our plant obviously have to be able to accommodate the flow as well. That's all part of it. But the first step would be getting the legal authority started because we know that's going to take a while. It

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doesn't commit you to actually doing it, but we should probably get it started. Are you asking the Board for any authority or?

Mr. Lazarovich: I would say direction to continue communication with the developer and get the request.

Mr. Flint: Okay. Do you need a motion?

Mr. Lazarovich: I don't think we need a motion for it. We'll bring it back once we receive that. That's all I have for the Board this month.

B. Engineer

i. Consideration of Proposal for Professional Rate Increase – Added

Mr. Flint: Steve has a requested increase in his rate schedule, his hourly rates. I haven't gone back and looked but I don't believe they've increased their rates in some time. He does have a new rate sheet included in the agenda, and I believe the rates are fair. He's asking for the Board's consideration to reflect those increased hourly rates in his future billings.

Mr. Greene: Is he going to submit a new contract?

Mr. Flint: If you approved this rate schedule, I don't think we would amend the agreement. It would just be he would bill based on the new rate schedule because he works, for the most part, on just an hourly as needed basis.

Mr. Greene: All right.

Mr. Flint: Unless there's a major project, then you issue a work authorization.

Mr. Greene: How much?

Mr. Lazarovich: It looks like the principal is \$273. And at the bottom, it's \$94 for admin assistant.

Mr. Flint: Any questions on the revised District Engineer rate schedule? If not, is there a motion to approve it?

On MOTION by Mr. Greene, seconded by Mr. Burman, with all in favor, the District Engineer's Proposal for Professional Rate Increase, was approved.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under my report you have the approval of the check register from February 1st through March 31st for the General Fund, Enterprise Fund, and the Reserve Funds for \$1,139,264.

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The detailed registers behind the summary. A good bit of these expenses are related to transfer of debt service assessment revenue to the Trustee. Any questions on the check register?

Mr. Burman: I'll motion to approve.

On MOTION by Mr. Burman, seconded by Mr. Greene, 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 February. There's no action required on the financials. If the Board has any questions, we can discuss those.

iii. General Election Qualifying Period and Procedure

Mr. Flint: The next item is general election qualifying period and in the agenda is just an informational one-page informational sheet from the Lake County Supervisor of Elections. There are two seats that are coming up for election in November. These seats would transition from landowner election to general election. Those are Andy's and Rocky's seats. Anyone who would be interested in running for this, they would have to reside within the District, be registered to vote, etc. If no one qualifies, the individuals that are in those seats can carry over in those seats for a period of time or you can choose to appoint a general elector to one or both of those seats. This provides the qualifying period, which is June 8th to June 12th. Anyone interested in running for these seats would need to contact the Lake County Supervisor of Elections. They handle that process.

Mr. Greene: Are people going to notice that the seats are coming up?

Mr. Flint: We've got legal requirements; we have to announce it at a meeting and then we have to run an ad in the paper.

Mr. Greene: What paper? I'm sure it's widely read.

Mr. Flint: The Orlando Sentinel is what we use. I don't know that people read the paper anymore. That's a legal requirement.

iv. SBA Florida PRIME Monthly Summary Report

Mr. Flint: You've got the monthly report from the SBA, which is the investment pool that we utilize to invest our funds. There's no action required on that.

D. Field Managers Report

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i. Plans for Additional Stormwater Drainage Capacity on Vetta Drive

Mr. Szozda: I'll start with the drawings in there for the Vetta Drive drainage system. Last summer we got, I forget if it was a 10, or it was at least a 10-year rainfall. I saw flooding on Volterra Point and Vatted Drive. Volterra Point probably being worse. We've already remedied that and this is the second phase. We're going up the bedded drive where it's a little less scope. We actually modified two drainage locations on Volterra Point. We're only doing one here, so I suspect it's going to be less costly. The bid is in process. Right now, we're seeking a bid through D.P.R. They did the first one, they're relatively known as the kind of cost-effective contractor. So, George, I don't have a bid. We would probably like to get this moving sooner rather than later. I suspect this one's going to be in the \$30,000 range or less. Would it be okay?

Mr. Flint: Since we don't have the proposal, the Board could approve a not to exceed and authorize the Chair to provide final approval. We could defer it another month to wait for the proposal. It's up to you all. The danger in that is if we have a significant rain event, we'd rather address this. We're heading into the rainy season right now, so we prefer to address it if the Board is comfortable approving a not to exceed and delegate authority.

Mr. Greene: I can do that.

Mr. Flint: Is there a motion to approve a not to exceed of \$30,000 and delegate authority to the Chair or Vice Chair to sign off on the agreement?

On MOTION by Mr. Greene, seconded by Mr. Burman, with all in favor, Not to Exceed \$30,000 and Delegating Authority to Chair or Vice Chair to Sign Off on the Agreement, was approved.

ii. Consideration of Proposals for Bolsena Drive Pond Outfall Repair – Added

1. D.P.R. Excavation, Inc.

2. Utility Repair Experts

Mr. Szozda: The next thing on the agenda is a proposal for a retention pond over on Bolsena. We've experienced during heavy rainstorms that the road will flood. At one time we had the storm drain manifold covers popping off. We've put on perforated manhole cover so that no longer happens. Steve Boyd has provided a remedy in here and that is to basically dig down at the bubble of structure to kind of pull it back and give it more free-falling capability in and out.

Mr. Greene: Is this on the loop that you're referring to?

Mr. Szozda: No.

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Mr. Flint: Bolsena as you come around the corner.

Mr. Greene: Right. Okay.

Mr. Szozda: There is a real long retention pond there.

Mr. Greene: Right.

Mr. Flint: There is a long shallow retention pond there.

Mr. Greene: Okay. I know what you are talking about.

Mr. Szozda: So pretty simple, just dig down and pull it back and put down fabric and riprap so it's just a little bit more free flowing in and out of the bubble up structure. Got two bids for it. D.P.R. being the more cost effective one and we say nearly half the price. I would propose that we approve there their proposal for execution.

Mr. Flint: Yeah. D.P.R.'s proposal is \$3,875 and then Utility Repair Experts was \$7,395.

Mr. Greene: Do you need a motion to approve?

Mr. Flint: Yes, please.

On MOTION by Mr. Greene, seconded by Mr. Owen, with all in favor, the Proposal from D.P.R. Excavation, Inc. for Bolsena Drive Pond Outfall Repair, was approved.

Mr. Szozda: I'll move into the field report. I'll try to keep it as short as I can here. Just a reminder that the second phase of the rate change that we approved last year is coming in July. So right now, we took it as a two-step process. The second step is when the irrigation system comes on. Irrigation rates will lower a little bit because the cost was balanced in the rate study because we were paying for the irrigation system separately. The irrigation rates go down. The other thing that kicks in is we're removing the cap on the sewer system. It was at 10,000 so everybody will see a slight increase generally on their sewer bill. Siena Towers was capped at 10 and so them and the club will probably see the largest impact. Everybody's been notified of that. We're also kind of in the, I'll say, the enforcement state of the permit for water usage. I don't know if anybody here, are you irrigating your property?

Mr. Greene: I actually am not.

Mr. Szozda: Okay, then you didn't get a letter. It's been a little spicy. We sent out notifications for overuse. Of course, people generally are not happy with the volume they're allocated. I can't do anything about that. I'm going to say on the upside, the first response letters, typically everything's set right, we have no leaks, and then when you know, you do a follow up,

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they're not set right and they have leaks. I think for the most we've got a couple people that are still pushing back pretty heavily. We're just dealing with those individually and doing what we can to help them.

Mr. Greene: Are they going way over? Is that what it is?

Mr. Szozda: Yeah. Or they don't believe the readings. Like there's no way everything's right. I've had contractors out here three times. I don't know if I ran this by you George, but I'm probably going to end up testing a couple of the irrigation meters just to get that off the table. Like your system's got to be wrong.

Mr. Flint: If a meter goes bad, it's not going to run faster, it's going to run slower. But you know, if they're the MACH 10 meters, they don't even have mechanical components in them. So, it's never the meter.

Mr. Szozda: Yeah, yeah. So, I think kind of bury some of the emotion.

Mr. Flint: And the meters we have, have data log capability so we go back 90 days.

Mr. Szozda: Yes.

Mr. Flint: And we can see usage by hour for a period of 90 days. You know, so you can see a bar chart. You can see every time the irrigation comes on. You know what days they're obviously running and all that. Anyway, I think for the number of customers and the situation, we only really have had a couple people that are really upset. And again, we're dealing with that.

Mr. Szozda: Yeah, I'm in somewhat constant contact with Dennis relative to the solutions here and then Paul gave me a call the other day. So, we're working on it.

Mr. Flint: Yeah this is just part of it though. We've got a consumptive use permit that dictates what the allocations are per lot. And we're just developing a process to be able to try to comply. And right now, the consumptive use permit is still in the developer's name. It's not been turned over.

Mr. Greene: I thought we transferred.

Mr. Flint: No. There was a motion to transfer it once it's in compliance. The CDD wasn't going to take the consumptive use permit when it was not in compliance.

Mr. Szozda: This is part of getting their permits.

Mr. Flint: This is part of getting to where we need to be.

Mr. Greene: Got it.

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Mr. Szozda: And not the compliance issue that we have within the permit that we're working on. Okay. A few other items. The generator for the lift station near the tennis courts has been set. In fact, I'm going to try to meet with them this afternoon. They were missing a transformer. There's only 480 over there. They need some 120. So, they had to go procure a transformer to get something down to 120 for the battery charger and the controls. So hopefully that's wrapped up and our lift stations then will be on generators. Hopefully no issues when the hurricanes come through. The hilltop project, George, I think the last thing I had was getting the fire hydrants painted. I believe they're painted. I haven't heard from Steve, unless he assumes it's been conveyed. But I don't have an official conveyance of the hilltop project. So, there's a booster pump system and a generator there that needs to be conveyed to the CDD work extensively, I'll say running it. But I think we need the official paper because I got to get it put on insurance. I'll talk briefly about the battles. You guys' approved RCM to go basically coat the inside of the sewer plant, three of the nine cells. And they've done that. There is still some seepage that they're fighting. I've let them know that there's zero leakage coming out is what the contract's written for. So that's still a little bit. The leaks went way, way, way down. I'd say most of them went away. But there's still a few spots that remain a challenge. Another thing you guys approved, I think late last year, was the installation or the upgrade of the PLC and Hillcrest to a new PLC and then also modification to the PLCs.

Mr. Flint: Those are the electric controllers for the plants.

Mr. Szozda: We can operate remotely. Both plants are operating remotely. We did discover some other hardware issues that were kind of existing. Unfortunately, we're probably running a little bit more manual than we should have. We're clearing up everything and should be very effective in smooth sailing here in the short run here soon. Nothing major that needs to be repaired at this point. New irrigation system, I'm sorry I didn't talk to Jim about this specifically, but his last information, we're still June 10, installation should be near completion and then turnover will be in July. That will involve the second-rate schedule and the rate study. If you've driven around the booster pump station, at least on Bolsena, that's got some feedback from people on that. But the surface water stations are set on Bolsena. We're getting closer by the day. And George, I should have given you a little bit more heads up. The last two months on grinder station alone has been more. We saw a clear decrease in November, December, last year, even October, they jumped back up. We had 22 in January and 19 in February. I think on the upside, these are basically, 80%

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of the issues were noncompliance by the residents for heavy loading grease. If you put too much stuff down the grinder station, the system eventually stops functioning as designed. So that was 80% of it. But in light of this kind of increase, we're reprioritizing our efforts. We're going to go complete all the PMs on all the stations. We're only about, I'm going to say, a third of the way done. So, we'll go through the other 2/3 so everything will get a fresh look. We'll look at it. If it needs pumped out, it'll get pumped out and it'll hit off some of these grease alarms. It won't take them to zero, but we should be in better shape. And then we basically start over at the beginning. Every station is going to be serviced every 18 months and we'd have a qualifier. The policy meeting says, look, we got to pump it out, which is the hard part. Servicing, wiping off and all that is the easy stuff. Pumping it off is where it costs money. If we have to pump you more than once every two years, we're going to back charge the residents because they're not complying with the requirements for disposing things down the drains within their home. I think, George, unless you want me to address something else, that's it for me.

Mr. Flint: What street is that?

Mr. Szozda: It's on Volterra Point.

Mr. Flint: We had a resident, he's renting the house, doesn't reside there. His tenants left on a Friday. I think they came back Sunday around 5:00 or 6:00 and the house was flooded with sewage. It wasn't really sewage, but it was coming from the drains. He called and started out by saying there was no water usage over the weekend. It couldn't have been. It was sewage that was flowing in from our system. We were like, that's impossible. There's check valves. It's not going to back up from our collection lines into your house. We ran a data log on their water meter, and we saw that apparently when they left, they left something on, whether it was a sink or something. They used what, 550 gallons an hour. How much was it an hour?

Mr. Szozda: It was 200 and some gallons an hour, but it was 5,000 to 7,000 gallons a day.

Mr. Flint: In over two days. So again, that data logger spiked up here. So yes, there was water usage. But the issue was when RCM went out Sunday night, they opened up the grinder station, it was full of grease. It had other foreign objects in there, sticks, wipes.

Mr. Szozda: Wipes. They said rocks.

Mr. Greene: This house was probably only like two years old.

Mr. Flint: 2024, I think.

Mr. Szozda: Yeah.

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Mr. Flint: The combination of all that stuff being in the grinder tank and then having that continuous flow for two days, the stator on the pump tore, which is the first thing that goes. And then the pump stops working. Then because of whatever they had on their sink or whatever they had on was on continuously. When the pump stops, that water backs up into the house. We went back and forth and back and forth a dozen times with the guy. Answered the same questions three or four times. Finally, we had the attorney write a letter. So, we'll see if it goes anywhere. I'm just giving you a heads up. The right thing for the guy to do is file a claim on his homeowner's policy and let their insurance company and our insurance company battle it out. It makes me wonder if he's got insurance.

Mr. Greene: Does this guy, you say he doesn't live here, but he has it?

Mr. Flint: He rents it.

Mr. Szozda: Yeah, and the renter has since vacated the property.

Mr. Flint: Oh, they have.

Mr. Szozda: Yeah, they shut off the service.

Mr. Flint: Okay. So he probably kicked the renter out because the renter apparently lied to the guy and said the wasn't water on.

Mr. Greene: Right.

Mr. Flint: I was just bringing that up just in case something comes back later. There's nothing for us to do at this point.

Mr. Greene: Did anything ever happen with that other situation with that woman?

Mr. Flint: We've not heard anything. Our insurance company denied the claim.

Mr. Greene: Right.

Mr. Flint: And beyond that, I haven't heard anything, any response from them.

Mr. Greene: Okay.

Mr. Szozda: And just FYI, I offered to DCS and the POA that if you're having a meeting, let me come speak on various topics, continuing to reinforce what the requirements are and especially for grinder stations and what's going on with those.

Mr. Greene: Got it.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business?

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Mr. Owen: I have a question. On the proposed hotel, are our plants capable of handling their output?

Mr. Flint: Well, we not only have to review our collection system, make sure the pipes are sized to the plant and then the capacity of the plant. The issue with the plant is it has to be expanded anyway. The plant was only designed for 801 homes or 802 homes. It didn't include the capacity for the clubhouse. We've added this facility, this building. We added the Hilltop lots. So, I think there was another 60 plus something lots added.

Mr. Lazarovich: 67.

Mr. Flint: At some point that plant is either going to have to be rerated or expanded anyway. So, this would just if we were to provide service to the hotel, it would have to be incorporated into the expansion.

Mr. Owen: Thank you.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH 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. Burman, with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint

Secretary/Assistant Secretary

DocuSigned by:
[Signature]

Chairman/Vice Chairman