



Rizzetta & Company

Bella Vida Community Development District

**Board of Supervisors' Meeting
November 10, 2020**

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.bellavidacdd.org

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909

Board of Supervisors	Sarona Weyant Erik Sandsmark Mary Ann Sipos Jim Benafel Phyllis Roberts	Chairman Vice Chairman Assistant Secretary Assistant Secretary Board Supervisor
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Hopping Green & Sams, P.A.
District Engineer	Brent Burford	Johnson Engineering, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9530 MARKETPLACE ROAD, SUITE 206, FORT MYERS, FL 33912

www.bellavidacdd.org

November 2, 2020

Board of Supervisors
**Bella Vida Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Bella Vida Community Development District will be held on **Tuesday, November 10, 2020 at 5:00 p.m.**, at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, FL 33909. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on October 14, 2020 Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures for the Month of September 2020 Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation from MBS Regarding Bond Refunding Options
 - B. Consideration of Resolution 2021-01, Amending the Fiscal Year 2019/2020 Budget..... Tab 3
 - C. Consideration of Pinnacle Landscapes Mulch Proposal..... Tab 4
 - D. Acceptance of Resignation of Andrew Pecora Tab 5
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,

Belinda Blandon

Belinda Blandon
District Manager

cc: Lauren Gentry, Hopping Green & Sams, P.A.

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**BELLA VIDA
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Bella Vida Community Development District was held on **Wednesday, October 14, 2020 at 5:04 p.m.** by means of Zoom communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-114, 20-150, 20-179, 20-193, 20-213 and 20-246 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, July 29, 2020, August 7, 2020, September 4, 2020 and September 30, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

Sarona Weyant	Board Supervisor, Chairman
Erick Sandsmark	Board Supervisor, Vice Chairman
Mary Ann Sipos	Board Supervisor, Assistant Secretary
Phyllis Roberts	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Rizzetta & Company, Inc.
Lauren Gentry	District Counsel, Hopping Green & Sams, P.A.
Brent Burford	District Engineer, Johnson Engineering, Inc.
Brett Sealy	MBS Capital Markets

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and read roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon stated for the record that no members of the public were present.

THIRD ORDER OF BUSINESS

**Discussion Regarding Refunding of
Series 2006 Bonds**

Mr. Brett Sealy of MBS Capital Markets introduced himself and spoke regarding the potential of refinancing the Series 2006 bonds.

Ms. Roberts joined the meeting in progress at 5:08 p.m.

50 Ms. Gentry advised that because the principal amount of the bonds is not increasing,
51 there is no public hearing or notice to residents required.
52

On a Motion by Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board Directed Staff to Move Forward with the Bond Refunding, for the Bella Vida Community Development District.

53
54 **FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
August 11, 2020**

55
56
57
58 Ms. Blandon presented the Minutes of the Board of Supervisors' Meeting held on
59 August 11, 2020. She asked if there were any questions related to the Minutes. There were
60 none.
61

On a Motion by Ms. Weyant, seconded by Mr. Sandsmark, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on August 11, 2020, for the Bella Vida Community Development District.

62
63 **FIFTH ORDER OF BUSINESS**

**Consideration of the Operations and
Maintenance Expenditures for the
Month of August 2020**

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65
66
67 Ms. Blandon reviewed the expenditures for the period of August 1-31, 2020 which
68 total \$12,836.55 and asked if there were any questions regarding any item of expenditure.
69 There were none.
70

On a Motion by Mr. Sandsmark, seconded by Ms. Sipos, with all in favor, the Board Approved the Operation and Maintenance Expenditures for the Month of August 2020 (\$12,836.55), for the Bella Vida Community Development District.

71
72 **SIXTH ORDER OF BUSINESS**

**Consideration of Addendum to District
Services Contract**

73
74
75 Ms. Blandon provided an overview of the first addendum to the District Services
76 contract advising that this item was discussed and approved during the budget cycle. She
77 asked if there were any questions. There were none.
78

On a Motion by Ms. Roberts, seconded by Mr. Sandsmark, with all in favor, the Board Approved the First Addendum to the Contract for Professional District Services, for the Bella Vida Community Development District.

79
80 **SEVENTH ORDER OF BUSINESS**

Staff Reports

81
82 A. District Counsel

83 Ms. Gentry advised that letters had been sent to the homeowners with

84 encroachments on District property.

85
86 B. District Engineer
87 Mr. Burford advised that he had no report.

88
89 C. District Manager
90 Ms. Bandon announced that the next meeting of the Board of Supervisors
91 is scheduled for Tuesday, November 10, 2020 at 5:00 p.m.

92
93 Ms. Bandon advised that Pinnacle Landscape has the mulch installation
94 scheduled.

95
96 **EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Audience
Comments**

97
98
99 Ms. Bandon asked if there were any Supervisor requests or comments. There were
100 none.

101
102 **NINTH ORDER OF BUSINESS**

Adjournment

103
104 Ms. Bandon advised there is no further business to come before the Board and
105 asked for a motion to adjourn.

106

On a Motion by Ms. Sipos, seconded by Ms. Roberts, with all in favor, the Board adjourned the meeting at 5:39 p.m., for the Bella Vida Community Development District.

107
108
109
110 _____
Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

Operation and Maintenance Expenditures September 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2020 through September 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 12,540.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2020 Through September 30, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Egis Insurance Advisors, LLC	000628	11315	FL Insurance Alliance Pkg 10/01/20-10/01/2021	\$ 4,380.00
Hopping Green & Sams	000625	116589	General/Monthly Legal Services 07/20	\$ 758.50
Johnson Engineering, Inc.	000629	20170285-001 INV 25	Engineering Services Through 08/16/20	\$ 345.00
Johnson Engineering, Inc.	000629	20170285-003 INV 2	Engineering Services Through 08/20	\$ 3,625.00
Rizzetta & Company, Inc.	000626	INV0000052544	District Management Services 09/20	\$ 3,256.67
Rizzetta Technology Services, LLC	000627	INV0000006187	Website & Email Hosting Services 09/20	<u>\$ 175.00</u>
Report Total				<u>\$ 12,540.17</u>

Tab 3

RESOLUTION 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2019/2020, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 13, 2019, the Board of Supervisors (“**Board**”) of the Bella Vida Community Development District (“**District**”), adopted Resolution 2019-05 providing for the adoption of the District’s Fiscal Year 2019/2020 annual budget (“**Budget**”); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2019-05 authorize the Board to amend the Budget within 60 days following the end of the Fiscal Year 2019/2020; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT:

1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2019/2020.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Bella Vida Community Development District for the Fiscal Year Ending September 30, 2020, as amended and adopted by the Board of Supervisors effective November 10, 2020.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sums set forth below, to be raised by special assessments, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$ _____

DEBT SERVICE FUND, SERIES 2006 \$ _____

TOTAL ALL FUNDS \$ _____

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2019-05, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2019-05 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect as of November 10, 2020.

Introduced, considered favorably, and adopted this 10th day of November, 2020.

ATTEST:

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2019/2020 Budget

Exhibit A
Amended Fiscal Year 2019/2020 Budget

[See attached]

Tab 4

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910

Estimate

Date	Estimate #
8/19/2020	2561

Name / Address
Bella Vida CDD c/o Rizzetta and Company 9530 Marketplace Road, Suite 206 Ft. Myers, FL 33912

			Project
Description	Qty	Cost	Total
Supply & install Cocoa Brown mulch throughout CDD areas		8,925.00	8,925.00
		Total	\$8,925.00

Customer Signature _____

Tab 5

Andrew F. Pecora, III

3668 Valle Santa Circle
Cape Coral, FL 33909
afpecoraiii@aol.com



September 14, 2020

Rizzetta & Company, Inc.
9530 Marketplace Road
Suite 206
Fort Myers, FL 33912

Dear Ms Blandon,

Please accept this as my letter of intent to withdraw as a newly elected member of the Board of Supervisors for Bella Vida.

I submitted my lawful application to contest Ms Weyant for Seat 1. However, Ms Weyant, rather than earning her seat through a democratic election chosen by the residents of Bella Vida, circumvented the electoral process and slid into an uncontested, open Seat 2 once finding out I was running against her. Lastly, I choose not to serve with an individual designated as the CDD liaison who calls the board president of Bella Vida an a#%hole in an open meeting. This is extremely unprofessional of an elected official.

Best regards,

A handwritten signature in dark ink, appearing to be "A. Pecora", written over a horizontal line.

Andrew F Pecora
CDD Seat 1-Elect
(h) 239.800.5144
(c) 732.406.4059