



Rizzetta & Company

Bella Vida Community Development District

**Board of Supervisors' Meeting
January 5, 2021**

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

www.bellavidacdd.org

**BELLA VIDA
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Ft Myers, Florida 33912

| | | |
|-----------------------------|---|---|
| Board of Supervisors | Sarona Weyant Phyllis Roberts Erik Sandsmark Rose Harmer VACANT | 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

December 28, 2020

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

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of Bella Vida Community Development District will be held on **Tuesday, January 5, 2021 at 5:00 p.m.**, at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. 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 November 10, 2020..... Tab 1
 - B. Consideration of the Minutes of the Continued Board of Supervisors' Meeting held on November 18, 2020..... Tab 2
 - C. Consideration of the Operation and Maintenance Expenditures for the Months of October and November 2020..... Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Bond Refunding Items
 1. Update on Refunding of Series 2006 Bonds by MBS Capital Markets
 2. Consideration of Resolution 2021-04, Delegated Award Resolution (Under Separate Cover)
 - a. Review of Updated Commitment Letter
 - b. Review of Second Supplemental Trust Indenture
 3. Presentation of First Supplemental Special Assessment Allocation Report, Series 2021 Bonds (Under Separate Cover)
 4. Consideration of Resolution 2021-05, Supplemental Assessment Resolution (Under Separate Cover)
 5. Consideration of Supplemental Disclosure of Public Financing (Under Separate Cover)
- 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 regular meeting of the Board of Supervisors of the Bella Vida Community Development District was held on **Tuesday, November 10, 2020 at 5:10 p.m.** at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909.

Present and constituting a quorum:

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|-----------------|--|
| Sarona Weyant | Board Supervisor, Chairman |
| Mary Ann Sipos | Board Supervisor, Assistant Secretary |
| Phyllis Roberts | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|-----------------|---|
| Belinda Blandon | District Manager, Rizzetta & Company, Inc. |
| Lauren Gentry | District Counsel, Hopping Green & Sams, P.A. (via speaker phone) |
| Brent Burford | District Engineer, Johnson Engineering, Inc. (via speaker phone) |
| Sara Zare | MBS Capital Markets (via speaker phone) |

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 opened the floor to public comments. Questions and comments from the public were entertained.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
October 14, 2020**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on October 14, 2020 and asked if there were any questions. There were none.

On a Motion by Ms. Roberts, seconded by Ms. Sipos, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on October 14, 2020, for the Bella Vida Community Development District.

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47 **FOURTH ORDER OF BUSINESS**

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

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51 Ms. Blandon advised that the expenditures for the period of September 1-30, 2020
52 which total \$12,540.17 and asked if there were any questions regarding any item of
53 expenditure. There were none.
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On a Motion by Ms. Weyant, seconded by Ms. Roberts, with all in favor, the Board Approved the Operation and Maintenance Expenditures for the Month of September 2020 (\$12,540.17), for the Bella Vida Community Development District.

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56 **FIFTH ORDER OF BUSINESS**

**Presentation from MBS Regarding
Refunding Options**

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59 Ms. Zare of MBS Capital Markets provided an overview of the refunding package
60 provided to the Board outlining the details of the possible transaction. Discussion ensued.
61

62 This item was tabled to a continued meeting to be held on November 18, 2020 at
63 5:00 p.m. to be held at the office of Rizzetta & Company, Inc., located at 9530 Marketplace
64 Road, Suite 206, Fort Myers, Florida 33912.
65

66 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-01,
Amending the Fiscal Year 2019/2020
Budget**

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70 Ms. Blandon provided an overview of the amended budget for fiscal year 2019/2020
71 and asked if there were any questions.
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On a Motion by Ms. Roberts, seconded by Ms. Weyant, with all in favor, the Board Adopted Resolution 2021-01, Amending the Fiscal Year 2019/2020 Budget, for the Bella Vida Community Development District.

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74 **SEVENTH ORDER OF BUSINESS**

**Consideration of Pinnacle Landscapes
Mulch Proposal**

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77 Ms. Blandon provided an overview of the Pinnacle Landscapes proposal for the
78 installation of Cocoa Brown mulch throughout the CDD areas, advising that the proposal
79 totals \$8,925.00; she advised that the increase to the pricing is due to additional mulch
80 needed at a section of Garden Street. She asked if there were any questions. There were
81 none.
82

On a Motion by Ms. Sipos, seconded by Ms. Roberts, with all in favor, the Board Approved the Pinnacle Landscapes Mulch Proposal, in the Amount of \$8,925.00, for the Bella Vida Community Development District.

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84 **EIGHTH ORDER OF BUSINESS**

Acceptance of Resignation of Andrew Pecora

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87 Ms. Blandon advised that the letter included in the agenda package was received
88 from Mr. Pecora on September 14, 2020. She asked if there were any questions.
89

On a Motion by Ms. Weyant, seconded by Ms. Roberts, with all in favor, the Board Accepted the Resignation of Mr. Andrew Pecora, for the Bella Vida Community Development District.

90
91 The Board asked that Ms. Blandon advertise the vacancy of Seat 1.

92
93 **NINTH ORDER OF BUSINESS**

Staff Reports

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95 A. District Counsel

96 Ms. Gentry provided an overview of the requirements of the person to fill the
97 open seat on the Board.

98
99 B. District Engineer

100 Mr. Burford advised that he will provide follow up information related to
101 encroachments at the November 18th meeting.

102
103 C. District Manager

104 Ms. Blandon advised that the continued meeting of the Board of Supervisors
105 will be held on Wednesday, November 18, 2020 at 5:00 p.m. at the office of
106 Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206,
107 Fort Myers, Florida 33912.

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109 **TENTH ORDER OF BUSINESS**

Supervisor Requests and Audience Comments

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112 Ms. Blandon asked if there were any Supervisor requests or comments. There were
113 none.

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115 **ELEVENTH ORDER OF BUSINESS**

Continuance

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On a Motion by Ms. Weyant, seconded by Ms. Sipos, with all in favor, the Board, Continued the Meeting in Progress to Wednesday, November 18, 2020 at 5:00 p.m. to be Conducted at the Office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the Bella Vida Community Development District.

122 Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

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 continued meeting of the Board of Supervisors of the Bella Vida Community Development District was held on **Wednesday, November 18, 2020 at 5:03 p.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33921.

Present and constituting a quorum:

| | |
|-----------------|--|
| Sarona Weyant | Board Supervisor, Chairman |
| Rose Harmer | 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. (via speaker phone) |
| Lauren Gentry | District Counsel, Hopping Green & Sams, P.A. (via speaker phone) |
| Brent Burford | District Engineer, Johnson Engineering, Inc. (via speaker phone) |
| Sara Zare | MBS Capital Markets (via speaker phone) |

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

**Presentation from MBS Regarding
Refunding Options**

Ms. Zare provided a detailed overview of the presentation related to refunding of the District's series 2006 bonds; she advised that the current rate of the bonds is 5.375 percent and the proposed rate from BBVA is 2.10 percent, she also the maturity will be matched to the series 2006 bonds. Ms. Zare responded to questions from the Board. She advised that through the refunding the Board will save approximately \$543,847, an approximate annual savings of \$53,425. Ms. Zare advised that the Chapter 170 requirements will not be necessary utilizing the BBVA refunding.

49 Mr. Brizendine advised that BBVA does have a requirement that the District's
50 operating accounts be moved to BBVA; he advised that he has questions related to banking
51 fees and deposits that he is working on getting answers to. He further advised that he would
52 like to be able to provide full disclosure to the Board related to any possible banking fees.

53
54 This item was opened to Public Comment. There were none.
55

On a Motion by Ms. Harmer, seconded by Ms. Weyant, with all in favor, the Board Accepted the BBVA Financing Offer, Contingent Upon to Satisfactory Resolution of Any Possible Banking Fees, for the Bella Vida Community Development District.

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57 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2021-02,**
58 **Authorizing Refinancing**
59

60 Ms. Gentry provided a detailed overview of the resolution advising that it formalizes
61 discussions held at the last two meetings to authorize the refinancing of the series 2006
62 bonds.
63

On a Motion by Ms. Weyant, seconded by Ms. Roberts, with all in favor, the Board Adopted Resolution 2021-02, Authorizing the Refinancing of the Series 2006 Bonds, for the Bella Vida Community Development District.

64
65 Ms. Blandon distributed the Bond Counsel agreement between Bella Vida CDD and
66 Bryant Miller Olive P.A. and Ms. Gentry provided an overview of the agreement and asked
67 if there were any questions. There were none. Ms. Zare reviewed the compensation under
68 the agreement.
69

On a Motion by Ms. Weyant, seconded by Ms. Roberts, with all in favor, the Board Added Consideration of the Bryant, Miller, Olive Bond Counsel Agreement to the Agenda, for the Bella Vida Community Development District.

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71 This item was opened to public comment. There were none.
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73 Ms. Weyant inquired as to lowering the Bond Counsel fee. Ms. Gentry advised that
74 the proposed fee is within the standard fee range and is payable from the proceeds of the
75 bond issuance.
76

On a Motion by Ms. Weyant, seconded by Ms. Harmer, with all in favor, the Board Approved the Bryant, Miller, Olive Bond Counsel Agreement, for the Bella Vida Community Development District.

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78 Ms. Blandon advised that she would like to add consideration of resolution 2021-03,
79 redesignating officers of the district to the agenda.
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On a Motion by Ms. Roberts, seconded by Ms. Weyant, with all in favor, the Board Added Consideration of Resolution 2021-03, Redesignating Officer of the District, to the Agenda, for the Bella Vida Community Development District.

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This item was opened to public comment. There were none.

Ms. Blandon provided an overview of the resolution and asked that the Board select a Chair and Vice Chair as all others would serve as Assistant Secretary.

On a Motion by Ms. Roberts, seconded by Mr. Sandsmark, with all in favor, the Board Adopted Resolution 2021-03, Redesignating Officers of the District as follows: Ms. Weyant to Serve as Chair, Ms. Roberts to Serve as Vice Chair, Mr. Erik Sandsmark, Ms. Rose Harmer, Ms. Belinda Blandon, and Ms. Mellissa Dobbins to Serve as Assistant Secretaries, for the Bella Vida Community Development District.

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FOURTH ORDER OF BUSINESS Staff Reports

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A. District Counsel
 Ms. Gentry advised that her office will reach out to Ms. Harmer related to Board Supervisor information.

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B. District Engineer
 Mr. Burford advised that as a follow up to the request at the last meeting; he has found a company who can conduct a sound study; Mr. Jim Kitka of RS & H out of Tampa has advised that he is happy to assist the District and would like to conduct a conference call prior to entering into a contract. Ms. Weyant advised that she will meet with Mr. Kitka prior to reviewing an agreement. Mr. Burford asked that Ms. Weyant review resident concerns so that she is prepared to have a discussion with Mr. Kitka.

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Ms. Roberts advised that she has video of a resident dumping debris into the lakes. Ms. Blandon asked that Ms. Roberts provide the address of the resident so that she can send a letter.

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C. District Manager
 Ms. Blandon stated for the record that she administered the Oath of Office to Ms. Weyant and Ms. Harmer prior to the onset of the Board of Supervisors' meeting. She advised that as a Board member, Ms. Weyant and Ms. Harmer are entitled to receive compensation for their attendance at meetings and asked if either would like to receive that compensation. Ms. Weyant and Ms. Harmer each elected to receive compensation.

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Ms. Blandon advised that the next meeting of the Board of Supervisors' is scheduled for Tuesday, February 9, 2021 at 5:00 p.m.

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FIFTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Blandon asked if there were any Supervisor requests or comments.

Ms. Weyant inquired as to how to fill the empty seat. Ms. Blandon recommended notifying the HOA so that they can have any interested persons reach out to the District.

Ms. Weyant inquired as to the homeowner who made incorrect statements on the record at the last meeting. Ms. Blandon advised that she reached out to Mr. Hayden who advised that he would speak with the resident. Ms. Gentry advised that she will get with Ms. Blandon in order to discuss the concerns and reach out to the resident.

SIXTH ORDER OF BUSINESS

Adjournment

Ms. Blandon advised there is no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Ms. Harmer, seconded by Ms. Roberts, with all in favor, the Board adjourned the meeting at 5:47 p.m., for the Bella Vida Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 3

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures October 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2020 through October 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 47,405.85**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---------------------------|---------------------|-----------------------|---|-----------------------|
| Disclosure Services, LLC | 000634 | 3 | Amortization Schedule S2006 10/20 | \$ 100.00 |
| Hopping Green & Sams | 000632 | 117583 | General/Monthly Legal Services 08/20 | \$ 1,096.50 |
| Hopping Green & Sams | 000635 | 117707 | General/Monthly Legal Services 09/20 | \$ 64.50 |
| Innersync | 000630 | 18932 | Quarterly Website Service 10/20 | \$ 384.38 |
| Office Dynamics | 000636 | 00031809 | 5 Agenda Books Copied/Bound/Shipped 10/20 | \$ 111.35 |
| Pinnacle Landscapes, Inc. | 000637 | 12461 | Landscape Maintenance 09/20 | \$ 5,965.00 |
| Pinnacle Landscapes, Inc. | 000637 | 12540 | Irrigation Repairs 09/20 | \$ 751.00 |
| Pinnacle Landscapes, Inc. | 000639 | 12546 | Plant Install 10/20 | \$ 16,650.00 |
| Pinnacle Landscapes, Inc. | 000639 | 12614 | Installed Mulch 10/20 | \$ 8,925.00 |
| Rizzetta & Company, Inc. | 000631 | INV0000053341 | District Management Services 10/20 | \$ 3,354.37 |
| Rizzetta & Company, Inc. | 000631 | INV0000053597 | Assessment Roll FY 20/21 | \$ 5,150.00 |

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------------|---------------------|-----------------------|---|----------------------------|
| Rizzetta Technology Services, LLC | 000638 | INV0000006392 | Website & Email Hosting Services 10/20 | \$ 175.00 |
| Solitude Lake Management, LLC | 000640 | PI-A00490163 | Monthly Lake & Pond Management Services 10/20 | \$ 1,123.00 |
| US Bank | 000633 | 5882521 | Trustee Fees Series 2006 09/01/20-08/31/21 | <u>\$ 3,555.75</u> |
| Report Total | | | | <u>\$ 47,405.85</u> |

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures November 2020 For Board Approval

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

The total items being presented: **\$ 19,820.92**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|------------------------------------|---------------------|------------------------|---|-----------------------|
| Department of Economic Opportunity | 000650 | 83191 | Special District Filing Fee FY 20/21 | \$ 175.00 |
| Erik Sandsmark | 000644 | ES101420 | Board of Supervisor Meeting 10/14/20 | \$ 200.00 |
| Grau & Associates P.A. | 000648 | M42501976V54 | Audit Progress Billing FY 09/30/20 | \$ 26.00 |
| Johnson Engineering, Inc. | 000653 | 20170285-001 INV 26 | Engineering Services Through 10/11/20 | \$ 125.00 |
| Mary Ann Sipos | 000645 | MS101420 | Board of Supervisor Meeting 10/14/20 | \$ 200.00 |
| Office Dynamics | 000651 | 00031961 | 5 Agenda Books Copied/Bound/Shipped 11/20 | \$ 111.80 |
| Phyllis J. Roberts | 000642 | PR101420 | Board of Supervisor Meeting 10/14/20 | \$ 200.00 |
| Pinnacle Landscapes, Inc. | 000652 | 12370 | Landscape Maintenance 08/20 | \$ 5,875.00 |
| Pinnacle Landscapes, Inc. | 000652 | 12446 | Irrigation Repairs 08/20 | \$ 625.75 |
| Pinnacle Landscapes, Inc. | 000654 | 12567 | Landscape Maintenance 10/20 | \$ 5,875.00 |
| Pinnacle Landscapes, Inc. | 000654 | 12641 | Irrigation Repairs 10/20 | \$ 364.50 |

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-----------------------------------|---------------------|-----------------------|---|----------------------------|
| Rizzetta & Company, Inc. | 000641 | INV0000054210 | District Management Services 11/20 | \$ 3,354.37 |
| Rizzetta Technology Services, LLC | 000643 | INV0000006497 | Website & Email Hosting Services 11/20 | \$ 175.00 |
| Sarona Rahn Weyant | 000646 | SW101420 | Board of Supervisor Meeting 10/14/20 | \$ 200.00 |
| Solitude Lake Management, LLC | 000655 | PI-A00470602 | Monthly Lake & Pond Management Services 09/20 | \$ 1,123.00 |
| Solitude Lake Management, LLC | 000655 | PI-A00506283 | Monthly Lake & Pond Management Services 11/20 | \$ 1,123.00 |
| The Breeze Corporation | 000647 | 118558 10/28/20 | Acct # L02239 Legal Advertising 10/20 | \$ <u>67.50</u> |
| Report Total | | | | \$ <u>19,820.92</u> |