



Rizzetta & Company

## **Bella Vida Community Development District**

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### **Board of Supervisors' Meeting August 10, 2021**

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

**[www.bellavidacdd.org](http://www.bellavidacdd.org)**

## **BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Sarona Weyant Phyllis Roberts Steven Edick Rose Harmer Erik Sandsmark	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lauren Gentry	Hopping Green & Sams, P.A.
<b>District Engineer</b>	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 · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.bellavidacdd.org](http://www.bellavidacdd.org)

August 2, 2021

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, August 10, 2021 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 Audit Committee Meeting held on May 11, 2021 ..... Tab 1
  - B. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 11, 2021 ..... Tab 2
  - C. Consideration of the Operation and Maintenance Expenditures for the Months of April, May, June 2021 ..... Tab 3
4. **BUSINESS ITEMS**
  - A. Ratification of Engagement of KE Law Group ..... Tab 4
  - B. Consideration of KE Law Group Fee Agreement ..... Tab 5
  - C. Consideration of Second Addendum to Contract for Professional District Services ..... Tab 6
  - D. Consideration of Audit Committee Recommendation
  - E. Public Hearing Regarding the Final Budget for Fiscal Year Year 2021/2022
    1. Presentation of the Proposed Final Budget for Fiscal Year 2021/2022 ..... Tab 7
    2. Consideration of Resolution 2021-09, Adopting a Final Budget for Fiscal Year 2021/2022..... Tab 8
    3. Consideration of Resolution 2021-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022 ..... Tab 9
  - F. Consideration of Resolution 2021-11, Adopting a Meeting Schedule for Fiscal Year 2021/2022..... Tab 10
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 Audit Committee meeting of the Bella Vida Community Development District was held on **Tuesday, May 11, 2021 at 5:03 p.m.** at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909.

Present and constituting a quorum:

Sarona Weyant	<b>Committee Member</b>
Phyllis Roberts	<b>Committee Member</b>
Steven Edick	<b>Committee Member</b>
Rose Harmer	<b>Committee Member</b>
Erik Sandsmark	<b>Committee Member</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lauren Gentry	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Brent Burford	<b>District Engineer, Johnson Engineering, Inc.</b>
Evan Fey	<b>Pinnacle Landscapes</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Presentation of the Audit Proposal  
Instructions and Evaluation Criteria  
With and Without Price**

Ms. Blandon provided an overview of the Auditor selection process and presented draft Instructions to Proposers and Evaluation Criteria, both with and without price. Ms. Blandon recommended utilizing the instructions and criteria that include price to avoid negotiations after selection of the firm. She suggested a due date for proposals of Monday, July 26, 2021 by 3:00 p.m., and further suggested scheduling the next meeting of the Audit Committee for August 10, 2021 at 5:00 p.m.

47

On a Motion by Ms. Roberts, seconded by Mr. Edick, with all in favor, the Audit Committee recommended that the Audit Proposal Instructions provide for a five (5) year contract term, with proposals to be due by Monday, July 26, 2021 at 3:00 pm, for the evaluation criteria to include price, and the second audit committee meeting to be scheduled for August 10, 2021 at 5:00 pm; and authorized District Management to publish the necessary advertisements requesting proposals, for the Audit Committee of the Bella Vida Community Development District.

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**THIRD ORDER OF BUSINESS**

**Adjournment**

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On a Motion by Ms. Weyant, seconded by Mr. Sandmark, with all in favor, the Audit Committee adjourned the Audit Committee meeting at 5:05 p.m., for the Audit Committee of the Bella Vida Community Development District.

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# 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 regular meeting of the Board of Supervisors of the Bella Vida Community Development District was held on **Tuesday, February 9, 2021 at 5:06 p.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Sarona Weyant	<b>Board Supervisor, Chair</b>
Phyllis Roberts	<b>Board Supervisor, Vice Chair</b>
Steven Edick	<b>Board Supervisor, Assistant Secretary</b>
Rose Harmer	<b>Board Supervisor, Assistant Secretary</b>
Erik Sandsmark	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lauren Gentry	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Brent Burford	<b>District Engineer, Johnson Engineering, Inc.</b>
Evan Fey	<b>Pinnacle Landscapes</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

Ms. Blandon stated for the record that she administered the Oath of Office to Mr. Edick prior to the onset of the Board of Supervisors' meeting.

**SECOND ORDER OF BUSINESS**

**Public Comment**

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

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
February 9, 2021**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on February 9, 2021 and asked if there were any questions. Ms. Blandon responded to questions from the Board.

On a Motion by Ms. Roberts, seconded by Ms. Weyant, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 9, 2021, for the Bella Vida Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the  
Months of January, February and  
March 2021**

Ms. Bandon advised that the expenditures for the period of January 1-31, 2021 total \$18,475.49, expenditures for the period of February 1-28, 2021 total \$25,772.52, and expenditures for the period of March 1-31, 2021 total \$15,123.60. She asked if there were any questions regarding any item of expenditure. There were none.

On a Motion by Ms. Weyant, seconded by Mr. Harmer, with all in favor, the Board Approved the Operation and Maintenance Expenditures for the Month of January 2021 (\$18,475.49), the Month of February 2021 (\$25,772.52), and the Month of March 2021 (\$15,123.60), for the Bella Vida Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Audit Committee  
Recommendation**

Ms. Bandon advised that the Audit Committee met prior to the onset of the Board of Supervisors' meeting and has recommended that the Audit Proposal Instructions provide for a five (5) year contract term, with proposals to be due by Monday, July 26, 2021 at 3:00 pm, for the evaluation criteria to include price, and the second Audit Committee meeting to be scheduled for August 10, 2021 at 5:00 pm; and authorized District Management to publish the necessary advertisements requesting proposals. She asked if there were any questions. There were none.

On a Motion by Ms. Weyant, seconded by Ms. Roberts, with all in favor, the Board Accepted the Recommendation of the Audit Committee and the Audit Proposal Instructions will Provide for a Five (5) Year Contract Term, with Proposals to be Due by Monday, July 26, 2021 at 3:00 pm, for the Evaluation Criteria to Include Price, and the second Audit Committee Meeting to be Scheduled for August 10, 2021 at 5:00 pm; and further Authorized District Management to Publish the Necessary Advertisements Requesting Proposals, for the Bella Vida Community Development District.

**SIXTH ORDER OF BUSINESS**

**Review and Consideration of Pinnacle  
Landscapes Proposals and  
Renderings**

Ms. Bandon advised that several proposals were received from Pinnacle Landscapes: Fence Edge – Del Prado Planting (\$50,300.00), Fence Edge – Garden Street Planting (\$30,630.00), Missing Tier – Del Prado Planting (\$19,655.00), and Sabal Palm Cut

82 Outs Planting Proposal (\$34,385.00). Discussion ensued regarding the locations and plant  
83 selections. Ms. Blandon advised that the Board discussed phasing the landscaping project.  
84 Mr. Fey advised the Board that plant prices will be increasing as the demand is higher than  
85 supply at this time; he reminded the Board that plant installations will be warranted as long  
86 as they are on property. Further discussion ensued.  
87

On a Motion by Ms. Weyant, seconded by Mr. Sandsmark, with all in favor, the Board Approved the Pinnacle Landscapes Proposals for Garden Street Fence Edge Plantings, Not to Exceed \$30,630.00, Subject to Preparation of an Addendum by Counsel, for the Bella Vida Community Development District.

88  
89 **SEVENTH ORDER OF BUSINESS**

**Review of Proposed Budget for Fiscal  
Year 2021/2022**

90  
91  
92 Ms. Gentry provided an overview of the two step budget process.  
93

94 Ms. Blandon provided an overview of the proposed budget highlighting the line items  
95 expecting to change from the current year budget; she advised that both the operations and  
96 maintenance budget and the debt service budget are showing decreases. Discussion  
97 ensued regarding landscaping replacements and midge fly treatments.  
98

99 Ms. Gentry reminded the Board that if the Board increases the O&M budget to  
100 exceed the current amount, then a mailed notice to the residents would be necessary.  
101

102 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-08,  
Approving a Proposed Budget for  
Fiscal Year 2021/2022 and Setting the  
Public Hearing on the Final Budget**

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105  
106  
107 Ms. Blandon provided an overview of the Resolution and advised that the public  
108 hearing on the final budget is currently scheduled for Tuesday, August 10, 2021 at 5:00 p.m.  
109 She asked if there were any questions. There were none.  
110

On a Motion by Ms. Weyant, seconded by Mr. Harmer, with all in favor, the Board Adopted Resolution 2021-08, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting the Public Hearing on the Final Budget for Tuesday, August 10, 2021 at 5:00 p.m., to be held at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909, for the Bella Vida Community Development District.

111  
112 **NINTH ORDER OF BUSINESS**

**Presentation of the Registered Voter  
Count**

113  
114  
115 Ms. Blandon advised that per Florida Statute the District is required, prior to June  
116 1<sup>st</sup> of each year, to announce the number of registered voters residing within the District  
117 as of April 15 of that year. She stated that as of April 15, 2021, there are 728 persons  
118 registered to vote residing within the Bella Vida Community Development District, as  
119 provided by the Lee County Supervisor of Elections.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Ms. Gentry advised that her firm is monitoring the current legislative session on laws and bills and will provide an update at the next meeting as to which bills are signed by the Governor.

B. District Engineer

Mr. Burford advised that he had no report.

Ms. Weyant inquired as to any research conducted by Johnson Engineering related to the berm questions that have been raised. Mr. Burford advised that he has not been able to locate any requirements related to the berm; he further advised that the berms are typically under the purview of South Florida Water Management District. Discussion ensued. Mr. Burford advised that certifications would have been received from the SFWMD upon completion of construction and the development order was signed off on when construction was completed. This item was opened to public comment. Ms. Weyant asked if the resident had any questions beyond the report by the District Engineer. The resident advised that he is satisfied with the responses provided by the District Engineer. Ms. Weyant asked if the resident had any further questions. The resident advised that he will report back after the May 22<sup>nd</sup> community meeting.

C. District Manager

Ms. Bandon advised that the next regular meeting of the Board of Supervisors is scheduled for Tuesday, August 10, 2021 at 5:00 p.m.

Ms. Bandon reviewed the correspondence received related to the fishing policy; she advised that the resident would like the Board to consider allowing fishing in the ponds. Discussion ensued. The Board advised that they do not wish to revisit the no fishing policy.

Ms. Bandon advised that she will provide notice to the Board prior to the landscape installations by Pinnacle Landscape.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

Ms. Bandon asked if there were any Supervisor requests or comments. There were none.

Ms. Bandon opened the floor to audience questions and comments. Questions and comments from the public were entertained.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Ms. Weyant, seconded by Ms. Harmer, with all in favor, the Board adjourned the meeting at 6:33 p.m., for the Bella Vida Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# Tab 3

# BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

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District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.bellavidacdd.org](http://www.bellavidacdd.org)

## **Operation and Maintenance Expenditures**

**April 2021**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$ 11,839.00**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Bella Vida Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hopping Green & Sams	000711	121630	Legal Services 03/21	\$ 377.50
Innersync	000707	19354	Quarterly Website Service 04/21	\$ 384.38
Pinnacle Landscapes, Inc.	000710	13022	Landscape Maintenance 03/21	\$ 5,875.00
Pinnacle Landscapes, Inc.	000710	13078	Irrigation Repairs 03/21	\$ 549.75
Rizzetta & Company, Inc.	000708	INV0000057587	District Management Fees 04/21	\$ 3,354.37
Rizzetta Technology Services, LLC	000709	INV0000007381	Website & Email Hosting Services 04/21	\$ 175.00
Solitude Lake Management, LLC	000712	PI-A00580134	Monthly Lake & Pond Management Services 04/21	<u>\$ 1,123.00</u>
<b>Report Total</b>				<u><b>\$ 11,839.00</b></u>

# BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

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## **Operation and Maintenance Expenditures**

**May 2021**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2021 through May 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$ 13,983.65**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Bella Vida Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Earth Tech Environmental LLC	000716	7071	Preserve Maintenance 04/21	\$ 2,750.00
Office Dynamics	000717	00032752	6 Agenda Books Copied/Bound/Shipped 05/21	\$ 206.53
Pinnacle Landscapes, Inc.	000718	13110	Landscape Maintenance 04/21	\$ 5,875.00
Pinnacle Landscapes, Inc.	000718	13161	Irrigation Repairs 04/21	\$ 438.25
Rizzetta & Company, Inc.	000714	INV0000058153	District Management Fees 05/21	\$ 3,354.37
Rizzetta Technology Services, LLC	000715	INV0000007476	Website & Email Hosting Services 05/21	\$ 175.00
Solitude Lake Management, LLC	000719	PI-A00598068	Lake & Pond Management Services 05/21	\$ 1,123.00
The Breeze Corporation	000713	120227 04/27/21	120227 Legal Advertising 04/21	\$ <u>61.50</u>
<b>Report Total</b>				<b>\$ <u>13,983.65</u></b>

# BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

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## **Operation and Maintenance Expenditures**

**June 2021**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2021 through June 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$ 45,131.32**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Bella Vida Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Erik Sandsmark	000726	ES051121	Board of Supervisor Meeting 05/11/21	\$ 200.00
Hopping Green & Sams	000722	122355	Legal Services 04/21	\$ 141.00
Hopping Green & Sams	000733	123139	Legal Services 05/21	\$ 1,671.70
Johnson Engineering, Inc.	000723	20170285-001 Inv 32	Engineering Services 05/21	\$ 628.75
Johnson Engineering, Inc.	000734	20170285-001 INV 33	Engineering Services 6/21	\$ 95.00
Phyllis J. Roberts	000725	PR051121	Board of Supervisor Meeting 05/11/21	\$ 200.00
Pinnacle Landscapes, Inc.	000728	13179	Landscape Maintenance 05/21	\$ 5,875.00
Pinnacle Landscapes, Inc.	000728	13253	Irrigation Repairs 05/21	\$ 380.00
Pinnacle Landscapes, Inc.	000735	13313	Dead Plant Replacement 06/21	\$ 30,630.00
Rizzetta & Company, Inc.	000724	INV0000058924	District Management Fees 06/21	\$ 3,354.37
Rizzetta Technology Services, LLC	000729	INV0000007636	Website & Email Hosting Services 06/21	\$ 175.00

## Bella Vida Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rose Harmer	000721	RH051121	Board of Supervisor Meeting 05/11/21	\$ 200.00
Sarona Rahn Weyant	000727	SW051121	Board of Supervisor Meeting 05/11/21	\$ 200.00
Solitude Lake Management, LLC	000736	PI-A00615995	Lake & Pond Management Services 06/21	\$ 1,123.00
Steven Edick	000720	SE051121	Board of Supervisor Meeting 05/11/21	\$ 200.00
The Breeze Corporation	000732	120683 06/16/21	Acct #L02239 Legal Advertising 06/21	<u>\$ 57.50</u>
<b>Report Total</b>				<u><b>\$ 45,131.32</b></u>

# Tab 4

# Hopping Green & Sams

Attorneys and Counselors

July 21, 2021

Bella Vida CDD  
Belinda Blandon, District Manager  
Sarona Weyant, Chairperson  
9530 Marketplace Rd., Suite 206 Ft. Myers, FL 33912  
[bblandon@rizzetta.com](mailto:bblandon@rizzetta.com)  
[Seat2@bellavidacdd.org](mailto:Seat2@bellavidacdd.org)

RE: Bella Vida CDD

VIA EMAIL

**RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, JENNIFER KILINSKI, SARAH WARREN AND LAUREN GENTRY TO KE LAW GROUP, PLLC**

Dear Belinda and Sarona,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

**1. ALTERNATIVE #1.** The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

 *Bella Vida CDD-Chair 7/27/2021*  
(Please sign if you want Alternative #1; [DATE]  
otherwise, do not sign on this line.)

**2. ALTERNATIVE #2.** The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

(Please sign if you want Alternative #2; [DATE]  
otherwise, do not sign this line.)

3. If you do not want either Alternative #1 or Alternative #2, please advise us what we should do regarding your matters and files.

\_\_\_\_\_  
(Please sign here if you have [DATE]  
Given instructions under Alternative  
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com), [AmyC@hgslaw.com](mailto:AmyC@hgslaw.com) and [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com), with a copy to [roy@kelawgroup.com](mailto:roy@kelawgroup.com), [jere@kelawgroup.com](mailto:jere@kelawgroup.com), [sarah@kelawgroup.com](mailto:sarah@kelawgroup.com), [lauren@kelawgroup.com](mailto:lauren@kelawgroup.com), [jennifer@kelawgroup.com](mailto:jennifer@kelawgroup.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**



By: Jonathan Johnson

Its: President

Date: July 21, 2021

**KE LAW GROUP, PLLC**



By: Jere Earlywine

Its: Authorized Member

Date: July 21, 2021

# Tab 5



P.O. Box 6386, Tallahassee, Florida 32314

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**KE LAW GROUP, PLLC  
FEE AGREEMENT  
BELLA VIDA CDD**

**I. PARTIES**

THIS AGREEMENT ("Agreement") is made and entered into by and between the following parties:

- A. Bella Vida Community Development District ("Client")  
c/o District Manager  
9530 Marketplace Rd., Suite 206  
Ft. Myers, FL 33912

and

- B. KE Law Group, PLLC ("KE Law")  
P.O. Box 6386  
Tallahassee, Florida 32314

**II. SCOPE OF SERVICES**

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain KE Law as its general legal counsel.
- B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

**III. FEES**

The Client agrees to compensate KE Law for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual KE Law lawyers set forth herein, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (**Attachment A**, incorporated herein by reference). For Calendar Year 2021, the discounted hourly rates will be \$270-325 per hour for partners, \$215-285 per hour for associates, \$225 per hour for part-time contract attorneys, and \$165 per hour for paralegals. Hourly rates may be increased annually by up to \$5 per hour. Any hourly rate exceeding \$5 per hour shall require Client consent.

#### **IV. CLIENT FILES**

The files and work product materials ("Client File") of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the Client File will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the Client File, unless KE Law is provided a written request from the Client requesting return of the Client File, to which KE Law will return the Client File at Client's expense.

#### **V. DEFAULT**

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

#### **VI. CONFLICTS**

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

#### **VII. TERMINATION**

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

#### **VIII. EXECUTION OF AGREEMENT**

This Agreement shall be deemed fully executed upon its signing by KE Law and the Client. The contract formed between KE Law and the Client shall be the operational contract between the parties.

**IX. ENTIRE CONTRACT**

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

**BELLA VIDA  
COMMUNITY DEVELOPMENT DISTRICT**

**KE LAW GROUP, PLLC**

*Jennifer Kilinski*

By: Sarona Weyant

By: Jennifer Kilinski

Its: Chair

Its: Authorized Member

Date: \_\_\_\_\_

Date: July 26, 2021

## **ATTACHMENT A**

### **KE LAW GROUP, PLLC EXPENSE REIMBURSEMENT POLICY**

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS mileage reimbursement rates.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

# Tab 6

## SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

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This Second Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2021 (the “**Effective Date**”), by and between **Bella Vida Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Lee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

### RECITALS

**WHEREAS**, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

*(Remainder of this page is left blank intentionally)*

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**BELLA VIDA NORTH COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Chairman/Vice Chairman

DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit B – Schedule of Fees**

**EXHIBIT B**  
Schedule of Fees

<b>STANDARD ON-GOING SERVICES:</b>		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	<b>Monthly</b>	<b>Annually</b>
Management	\$1,322	\$15,864
Administrative	\$412	\$4,938
Accounting	\$1,250	\$15,002
Financial & Revenue Collections	\$438	\$5,253
Assessment Roll <sup>(1)</sup>		\$5,253
<b>Total Standard On-Going Services</b>	<b>\$3,421</b>	<b>\$46,310</b>

<sup>(1)</sup> Assessment Roll is paid in one lump-sum payment at the time the roll is completed

**ADDITIONAL SERVICES:**

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to		
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public		
Records Requests	Hourly	Upon Request

**PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

<b>LITIGATION SUPPORT SERVICES:</b>	Hourly	Upon Request
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**ADDITIONAL THIRD-PARTY SERVICES:**

Pre-Payment Collections/Estoppel/Lien Releases:

Lot/ Homeowner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request

# Tab 7



Rizzetta & Company

# **Bella Vida Community Development District**

[www.bellavidacdd.org](http://www.bellavidacdd.org)

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**Approved Proposed Budget for Fiscal Year 2021-2022**

**Presented by: Rizzetta & Company, Inc.**

**9530 Marketplace Road Suite 206  
Fort Myers, FL 33912  
Phone: 239-936-0913**

**rizzetta.com**

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**Proposed Budget**  
**Bella Vida Community Development District**  
**General Fund**  
**Fiscal Year 2021/2022**

Chart of Accounts Classification	Actual YTD through 06/30/21	Projected Annual Totals 2020-2021	Annual Budget for 2020-2021	Projected Budget variance for 2020-2021	Budget for 2021-2022	Budget Increase (Decrease) vs 2020-2021	Comments
<b>REVENUES</b>							
Interest Earnings							
Interest Earnings	\$ 14	\$ 19	\$ -	\$ 19	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 254,123	\$ 254,123	\$ 253,850	\$ 273	\$ 250,225	\$ (3,625)	
Off Roll*	\$ 1,285	\$ 1,285	\$ 1,287	\$ (2)	\$ 1,348	\$ 61	
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ 255,427</b>	<b>\$ 255,137</b>	<b>\$ 290</b>	<b>\$ 251,573</b>	<b>\$ (3,564)</b>	
Balance Forward from Prior Year		\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 255,422</b>	<b>\$ 255,427</b>	<b>\$ 255,137</b>	<b>\$ 290</b>	<b>\$ 251,573</b>	<b>\$ (3,564)</b>	
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
<b>EXPENDITURES - ADMINISTRATIVE</b>							
Legislative							
Supervisor Fees	\$ 4,400	\$ 5,867	\$ 4,000	\$ (1,867)	\$ 4,000	\$ -	\$ 200.00 per meeting per Supervisor for 4 meetings per year.
Financial & Administrative				\$ -			
Administrative Services	\$ 3,227	\$ 4,303	\$ 4,841	\$ 538	\$ 4,938	\$ 97	2% Increase
District Management	\$ 10,369	\$ 13,824	\$ 15,553	\$ 1,728	\$ 15,864	\$ 311	2% Increase
District Engineer	\$ 3,916	\$ 5,221	\$ 15,000	\$ 9,779	\$ 15,000	\$ -	Est. based on projected annual
Disclosure Report	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)	
Trustees Fees	\$ 3,556	\$ 3,556	\$ 3,300	\$ (256)	\$ 3,600	\$ 300	US Bank Trustee Fees
Assessment Roll	\$ 5,150	\$ 5,150	\$ 5,150	\$ -	\$ 5,253	\$ 103	2 % Increase
Financial & Revenue Collections	\$ 3,433	\$ 4,577	\$ 5,150	\$ 572	\$ 5,253	\$ 103	2 % Increase
Printed Agendas	\$ 657	\$ 876	\$ 1,200	\$ 324	\$ 1,200	\$ -	Est.
Accounting Services	\$ 9,806	\$ 13,075	\$ 14,708	\$ 1,634	\$ 15,002	\$ 294	2 % Increase
Auditing Services	\$ 3,326	\$ 3,326	\$ 3,300	\$ (26)	\$ 3,300	\$ -	As per Grau estimate. District is going out for RFP for auditing services.
Miscellaneous Mailings	\$ 133	\$ 177	\$ 400	\$ 223	\$ 400	\$ -	
Public Officials Liability Insurance	\$ 2,190	\$ 2,190	\$ 2,295	\$ 105	\$ 2,409	\$ 114	As per Egis' estimate
Legal Advertising	\$ 328	\$ 437	\$ 400	\$ (37)	\$ 400	\$ -	
Dues, Licenses & Fees	\$ 275	\$ 367	\$ 175	\$ (192)	\$ 175	\$ -	Annual Filing Fee
Tax Collector /Property Appraiser Fees	\$ 441	\$ 441	\$ 441	\$ -	\$ 441	\$ -	Lee County Tax Collector 1.00 per parcel
Website Hosting, Maintenance, Backup (and Email)	\$ 2,553	\$ 3,404	\$ 3,653	\$ 249	\$ 3,653	\$ (1)	\$ 175 per month.
Legal Counsel				\$ -			
District Counsel	\$ 9,203	\$ 12,271	\$ 15,000	\$ 2,729	\$ 15,000	\$ -	
<b>Administrative Subtotal</b>	<b>\$ 62,963</b>	<b>\$ 79,062</b>	<b>\$ 99,566</b>	<b>\$ 20,503</b>	<b>\$ 95,888</b>	<b>\$ (3,679)</b>	
<b>EXPENDITURES - FIELD OPERATIONS</b>							
Stormwater Control							
Aquatic Maintenance	\$ 8,984	\$ 11,979	\$ 18,476	\$ 6,497	\$ 18,476.00	\$ -	As per agreement with Solitude \$ 1, 123.00 per month plus \$ 5, 000 for midge fly treatments
Mitigation Area Monitoring & Maintenance	\$ 5,500	\$ 7,333	\$ 5,500	\$ (1,833)	\$ 5,500.00	\$ -	Two maintenance events as per Earth Tech agreement \$ 2, 750.00 each
Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000.00	\$ -	
Other Physical Environment						\$ -	
General Liability Insurance	\$ 2,190	\$ 2,035	\$ 2,295	\$ 260	\$ 2,409.00	\$ 114	As per estimate provided by Egis
Landscape Maintenance	\$ 85,634	\$ 114,179	\$ 86,300	\$ (27,879)	\$ 86,300.00	\$ -	Includes mulch
Tree Trimming Services	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000.00	\$ -	
Landscape Replacements Plants, Shrubs, and Trees	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 35,000.00	\$ -	
						\$ -	
<b>Field Operations Subtotal</b>	<b>\$ 102,308</b>	<b>\$ 135,526</b>	<b>\$ 155,571</b>	<b>\$ 20,045</b>	<b>\$ 155,685</b>	<b>\$ 114</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 165,271</b>	<b>\$ 214,588</b>	<b>\$ 255,137</b>	<b>\$ 40,549</b>	<b>\$ 251,573</b>	<b>\$ (3,565)</b>	
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 90,151</b>	<b>\$ 40,839</b>	<b>\$ 0</b>	<b>\$ 40,839</b>	<b>\$ -</b>	<b>\$ 0</b>	

**Budget Template**  
**Bella Vida Community Development District**  
**Debt Service**  
**Fiscal Year 2021/2022**

Chart of Accounts Classification	Series 2021	Budget for 2021/2022
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$186,764.81	\$186,764.81
<b>TOTAL REVENUES</b>	<b>\$186,764.81</b>	<b>\$186,764.81</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$186,764.81	\$186,764.81
<b>Administrative Subtotal</b>	<b>\$186,764.81</b>	<b>\$186,764.81</b>
<b>TOTAL EXPENDITURES</b>	<b>\$186,764.81</b>	<b>\$186,764.81</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Lee County Early Payment Discounts (4%): 4.0%

**Gross assessments \$194,546.68**

**Notes:**

Tax Roll Early Payment Discount for Lee County is 4.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

**BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2021/2022 O&M Budget	\$251,573.00
Lee County Early Payment Discounts (4%)	\$10,482.21
<sup>(1)</sup> Tax Collector Fee (\$1.45 per parcel/line)	\$640.90
2021/2022 Total:	<u><u>\$262,696.11</u></u>

2020/2021 O&M Budget	\$255,137.00
2021/2022 O&M Budget	<u>\$251,573.00</u>
Total Difference:	<u><u>-\$3,564.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Debt Service - Townhouse	\$430.08	\$322.18	-\$107.90	-25.09%
Operations/Maintenance - Townhouse	\$435.64	\$429.57	-\$6.07	-1.39%
<b>Total</b>	<b>\$865.72</b>	<b>\$751.75</b>	<b>-\$113.97</b>	<b>-13.16%</b>
Debt Service - Single Family	\$661.66	\$495.66	-\$166.00	-25.09%
Operations/Maintenance - Single Family	\$670.21	\$660.87	-\$9.34	-1.39%
<b>Total</b>	<b>\$1,331.87</b>	<b>\$1,156.53</b>	<b>-\$175.34</b>	<b>-13.16%</b>
Debt Service - Clubhouse	\$1,323.32	\$991.32	-\$332.00	-25.09%
Operations/Maintenance - Clubhouse	\$1,340.42	\$1,321.74	-\$18.68	-1.39%
<b>Total</b>	<b>\$2,663.74</b>	<b>\$2,313.06</b>	<b>-\$350.68</b>	<b>-13.16%</b>

**BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$251,573.00
LEE COUNTY EARLY PAYMENT DISCOUNTS	4.0%	\$10,482.21
<sup>(2)</sup> TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE)		\$640.90
TOTAL O&M ASSESSMENT		<u>\$262,696.11</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>			
	<u>O&amp;M</u>	<u>SERIES 2021 DEBT SERVICE <sup>(1)(2)</sup></u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&amp;M BUDGET</u>
Townhouse	130	130	0.65	84.50	21.26%	\$55,843.58
Single Family	311	306	1.00	311.00	78.24%	\$205,530.79
Clubhouse	1	1	2.00	2.00	0.50%	\$1,321.74
	<u>442</u>	<u>437</u>		<u>397.50</u>	<u>100.00%</u>	<u>\$262,696.11</u>

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>O&amp;M</u>	<u>DEBT SERVICE <sup>(3)</sup></u>	<u>TOTAL <sup>(4)</sup></u>
\$429.57	\$322.18	\$751.75
\$660.87	\$495.66	\$1,156.53
\$1,321.74	\$991.32	\$2,313.06

LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):

**Net Revenue to be Collected**

(\$11,123.11)

\$251,573.00

<sup>(1)</sup> Reflects 5 (five) Series 2021 prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2021 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2006 bond issue. Annual assessment includes principal, interest, and Lee County early payment discounts.

<sup>(4)</sup> Annual assessment that will appear on November 2021 Lee County property tax bill. Amount shown includes all applicable Lee County collection costs and early payment discounts (up to 4% if paid early).

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

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## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

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### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## **DEBT SERVICE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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### **EXPENDITURES – ADMINISTRATIVE:**

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

# Tab 8

## **RESOLUTION 2021-09**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Bella Vida Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

## SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Bella Vida Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is 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 2021	\$ _____
TOTAL ALL FUNDS	\$ _____

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 10TH DAY OF AUGUST, 2021.**

ATTEST:

**BELLA VIDA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2021/2022 Budget

**Exhibit A**  
**Fiscal Year 2021/2022 Budget**

# Tab 9

## RESOLUTION 2021-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Bella Vida Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Lee County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A,”** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 10th day of August, 2021.

ATTEST:

**BELLA VIDA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**Exhibit A**  
Fiscal Year 2021/2022Budget

**Exhibit B**

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

# Tab 10

## **RESOLUTION 2021-11**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Bella Vida Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Cape Coral, Lee County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with the City of Cape Coral, Lee County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF AUGUST, 2021.**

**BELLA VIDA COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

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**SECRETARY / ASST. SECRETARY**

**EXHIBIT "A"**  
**BOARD OF SUPERVISORS MEETING DATES**  
**BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2021/2022**

November 9, 2021  
February 8, 2022  
May 9, 2022  
August 9, 2022

All meetings will convene at 5:00 p.m. and will be held at the Bella Vida Clubhouse, located at 3427 Malagrotta Circle, Cape Coral, Florida 33909.