



Rizzetta & Company

Bella Vida Community Development District

**Board of Supervisors' Meeting
May 06, 2026**

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

www.bellavidacdd.org

**BELLA VIDA
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Sarona Weyant Phyllis Roberts Jenna Giampi Erik Sandsmark Donald Tremel	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Kilinski I VanWyk PLLC
District Engineer	Brent Burford	Johnson Engineering, LLC

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

April 30, 2026

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

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Bella Vida Community Development District will be held on **Wednesday, May 06, 2026, at 5:00 p.m.**, at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, FL 33909. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 5, 2025 Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Months of October, November, and December 2025 and January, February, and March 2026 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-02, Ratifying the Rescheduling and Noticing of the Public Hearing on Amended and Restated Rules of Procedure Tab 3
 - B. Public Hearing Regarding the Amended and Restated Rules of Procedure Tab 4**
 - 1. Consideration of Resolution 2026-03, Adopting Amended and Restated Rules of Procedure Tab 5**
 - C. Presentation of the Proposed Budget for Fiscal Year 2026/2027..... Tab 6
 1. Consideration of Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon..... Tab 7
 - D. Consideration of Resolution 2026-05, Reappointing Assistant Treasurer..... Tab 8
 - E. Consideration of Resolution 2026-06, General Election Tab 9
 - F. Discussion and Consideration of Pinnacle Landscapes Proposal for Valle Santa Fenceline Plantings..... Tab 10
 - G. Appointment of an Audit Committee and Scheduling the First Meeting of the Audit Committee
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 11
 1. Presentation of Registered Voter Count Tab 12

6. SUPERVISOR REQUESTS AND AUDIENCE 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, Kilinski I VanWyk PLLC

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 **Wednesday, November 05, 2025, at 5:01 p.m.** at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909.

Present and constituting a quorum:

Sarona Weyant	Board Supervisor, Chair
Phyllis Roberts	Board Supervisor, Vice Chair
Donald Tremel	Board Supervisor, Assistant Secretary
Jenna Giampi	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Patrick Collins	District Counsel, Kilinski I Van Wyk PLLC
Lauren Gentry	District Counsel, Kilinski I Van Wyk PLLC (Via Teams)
Mark Zordan	District Engineering, Johnson Engineering, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comment

There were no audience comments at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
August 06, 2025**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on August 06, 2025, and asked if there were any questions or changes.

On a Motion by Ms. Weyant, seconded by Ms. Giampi, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on August 6, 2025, for the Bella Vida Community Development District.
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FOURTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Months of July, August and September
2025**

Ms. Bandon advised the expenditures for the period of July 1-31, 2025, totaled to \$12,409.55, the expenditures for the period of August 1-31, 2025, totaled \$13,289.92, and the expenditures for the period for September 1-30, 2025, totaled \$21,748.37. There were no questions.

On a Motion by Ms. Weyant, seconded by Ms. Roberts, with all in favor, the Board ratified the Operations and Maintenance Expenditures of July (\$12,409.55), August (\$13,289.92), and September (\$21,748.37) 2025, for the Bella Vida Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution Setting
Public Hearing on Amended Rules of
Procedure**

Patrick Collins presented Resolution 2026-01 to the Board. Mr. Collins informed the Board of changes to the District's Rules and Procedures. Ms. Bandon asked if there were any questions from the Board. There were no questions at this time.

On a Motion by Mr. Tremel, seconded by Ms. Weyant, with all in favor, the Board Approved Resolution 2026-01, Setting the Public Hearing to take place on February 4, 2026, for the Bella Vida Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion and Review of Preserve
Maintenance Renewal**

Ms. Bandon presented the Earth Tech renewal contract to the Board. She asked if there were any questions. There were no questions at this time.

On a Motion by Ms. Roberts, seconded by Ms. Giampi, with all in favor, the Board Approved the Earth Tech Renewal Contract, Subject to preparation of an agreement by District Counsel, for the Bella Vida Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Insurance Renewal for
FY 2025-2026**

Ms. Bandon presented the insurance renewal for FY 2025-2026. Ms. Bandon informed the Board that the renewal was under budget for insurance. She asked the Board if there were any questions. There were no questions at this time.

On a Motion by Ms. Giampi, seconded by Ms. Weyant, with all in favor, the Board Ratified the Insurance Renewal for FY 2025-2026, for the Bella Vida Community Development District.

EIGHTH ORDER OF BUSINESS

**Ratification of Shenandoah Proposal
for Stormwater Line Cleaning**

Ms. Blandon presented the Shenandoah Proposal for Stormwater Line Cleaning. Mark Zordan gave an overview of the proposal. Mr. Zordan informed the Board that divers were suppose to be on property yesterday to install plugs into the outlets in the lakes. The divers and the back truck will come in on Friday morning to proceed with the cleaning. Mr. Zordan will inspect once done and a report will be provided.

On a Motion by Mr. Tremel, seconded by Ms. Roberts, with all in favor, the Board Ratified the Shenandoah Proposal for Stormwater Line Cleaning, for the Bella Vida Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Collins reminded the Board that ethics training needs to be completed prior to the end of the year.

B. District Engineer

Mr. Zordan had nothing to report at this time. The Board inquired about Dandolo Circle and previous maintenance. The Board had discussion regarding erosion issues. The Board also discussed a homeowner running a drain to the lake.

C. District Manager

Ms. Blandon reminded the Board that the next Board of Supervisors' Meeting will be held on Wednesday, February 4, 2025 @ 5:00 p.m. She also discussed the homeless in the preserves. This was reviewed by Earth Tech and no trace of homelessness was found. The Board mentioned that Pinnacle staff is using the preserves for restroom breaks. Supervisor Tremel reached out to Ted who will address the issue. Ms. Blandon informed the Board that Pinnacle will be finishing the plantings this week.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Supervisor Weyant asked for Premier to review the lakes/grasses now that the water levels have gone down.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Blandon advised 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. Roberts, with all in favor the Board adjourned the meeting at 5:21 p.m., for the Bella Vida Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

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

Operation and Maintenance Expenditures October 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 18,503.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Commerce	20251031-01	93014 ACH	Special District Fee for FY 25-26	\$ 175.00
Pinnacle Landscapes, Inc.	300066	17579	Landscape Maintenance 09/25	\$ 6,414.50
Pinnacle Landscapes, Inc.	300066	17603	Irrigation Repairs 09/25	\$ 564.00
Premier Lakes, Inc.	300065	2843	Annual Lake Maintenance 10/25	\$ 1,100.00
Rizzetta & Company, Inc.	300063	INV0000103572	District Management Fees 10/25	\$ 4,164.17
Rizzetta & Company, Inc.	300064	INV0000103688	Assessment Roll (Annual) 10/25	<u>\$ 6,086.00</u>
Total Report				<u>\$ 18,503.67</u>

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93014
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Bella Vida Community Development District

Mr. William Rizzetta
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614



- 2. Telephone: 813-514-0400 Ext:
- 3. Fax: 813-514-0401
- 4. Email: brizzetta@rizzetta.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: bellavidacdd.org
- 8. County(ies): Lee
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 05/25/2006
- 11. Creation Document on File: 05/25/2006
- 12. Date Established: 04/24/2006
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of Cape Coral
- 15. Creation Document(s): City Ordinance 48-06
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: *William A. Rizzetta* Date OCT 17 2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

RECEIVED
10/01/25

Invoice

Date	Invoice #
9/30/2025	17579

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

Terms
Due on receipt

Description	Qty	Rate	Amount
September Landscape Maintenance		6,414.50	6,414.50
Come visit us at www.PinnacleLandscapes.com!!		Total	\$6,414.50

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
9/30/2025	17603

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



Terms
Due on receipt

Description	Qty	Rate	Amount
Right side of first entrance on Del Prado-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Half Circle Nozzle	1	59.00	59.00
Half Circle Nozzle	2	4.00	8.00
Left side of first entrance on Del Prado-- Broken sprinkler due to tree roots Irrigation Repairs Labor-- 1.5 Hour @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up Half Circle Nozzle	1.5	59.00	88.50
Hunter 6" Pop-up	1	16.00	16.00
Half Circle Nozzle	1	4.00	4.00
Right side of second entrance on Del Prado-- Broken sprinkler due to tree roots Irrigation Repairs Labor--1.5 Hour @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up Half Circle Nozzle	1.5	59.00	88.50
Hunter 6" Pop-up	1	16.00	16.00
Half Circle Nozzle	1	4.00	4.00
Left side of second entrance on Del Prado-- Broken sprinkler due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor-- 2 Hours @ \$59.00/ Hour	2	59.00	118.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
9/30/2025	17603

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Irrigation Repairs Parts Half Circle Nozzle	2	4.00	8.00
Hunter 6" Pop-up	1	16.00	16.00
Garden Street-- Clogged nozzles due to debris/ Broken shrub adapter Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour	1	59.00	59.00
Irrigation Repairs Parts Half Circle Nozzles	2	4.00	8.00
Shrub Adapter	1	4.00	4.00
De Navarra-Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour	1	59.00	59.00
Irrigation Repairs Parts Full Circle Nozzle	2	4.00	8.00
Come visit us at www.PinnacleLandscapes.com!!	Total		\$564.00



Invoice

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

RECEIVED
10/01/25

DATE	10/01/2025
INVOICE#	2843
TERMS	NET 30
DUE DATE	10/31/2025

BILL TO
Bella Vida CDD 3427 Malagrotta Cir Cape Coral Florida 33909-5100

SERVICE LOCATION
Bella Vida CDD 3427 Malagrotta Cir Cape Coral, Florida 33909-5100

JOB#	DATE	PO/REF#	DESCRIPTION		
1068833143					
				Rate	Total
			Charges		
			Annual Lake Maintenance	\$1,100.00	\$1,100.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	\$1,100.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,100.00

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/2/2025	INV0000103572

Bill To:

BELLA VIDA CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--



Services for the month of	Terms	Client Number
October	Upon Receipt	00326

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,164.17
Total			\$4,164.17

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
10/3/2025	INV0000103688

Bill To:

BELLA VIDA CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--



Services for the month of	Terms	Client Number
October	Upon Receipt	00326

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$6,086.00	\$6,086.00
Subtotal			\$6,086.00
Total			\$6,086.00

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

Operation and Maintenance Expenditures November 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 22,522.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Earth Tech Environmental, LLC	300067	11606	Semiannual Preserve Maintenance 10/25	\$ 3,450.00
Gannett Florida LocaliQ	300072	0007405606	Legal Advertising 10/25	\$ 265.64
Johnson Engineering, LLC	300070	7101	General Engineering Services 9/25	\$ 1,210.00
Johnson Engineering, LLC	300073	7445	General Engineering Services 10/25	\$ 528.00
Kilinski | Van Wyk, PLLC	300071	13370	Legal Services 09/25	\$ 428.00
Lee County Property Appraiser	300074	013288	2025-2026 Non-Ad Valorem Roll	\$ 441.00
Pinnacle Landscapes, Inc.	300069	17655	Landscape Maintenance 10/25	\$ 6,414.50
Pinnacle Landscapes, Inc.	300069	17690	Irrigation Repairs 10/25	\$ 531.00
Pinnacle Landscapes, Inc.	300075	17709	Landscape Maintenance 11/25	\$ 3,990.00
Premier Lakes, Inc.	300076	2971	Annual Lake Maintenance 11/25	\$ 1,100.00
Rizzetta & Company, Inc.	300068	INV0000104484	District Management Fees 11/25	<u>\$ 4,164.17</u>
Total Report				<u>\$ 22,522.31</u>



EARTH TECH ENVIRONMENTAL
10600 Jolea Avenue
Bonita Springs, FL 34135 US
+1 2393040030
www.eteflorida.com

INVOICE

BILL TO

Bella Vida CDD
9530 Marketplace Road
Suite 206
Ft. Myers, FL 33912

INVOICE # 11606
DATE 10/10/2025
DUE DATE 11/09/2025
TERMS Net 30



PROJECT MANAGER
Donn Brown

PROJECT NO.
161018.0

PROJECT NAME
BELLA VIDA CDD

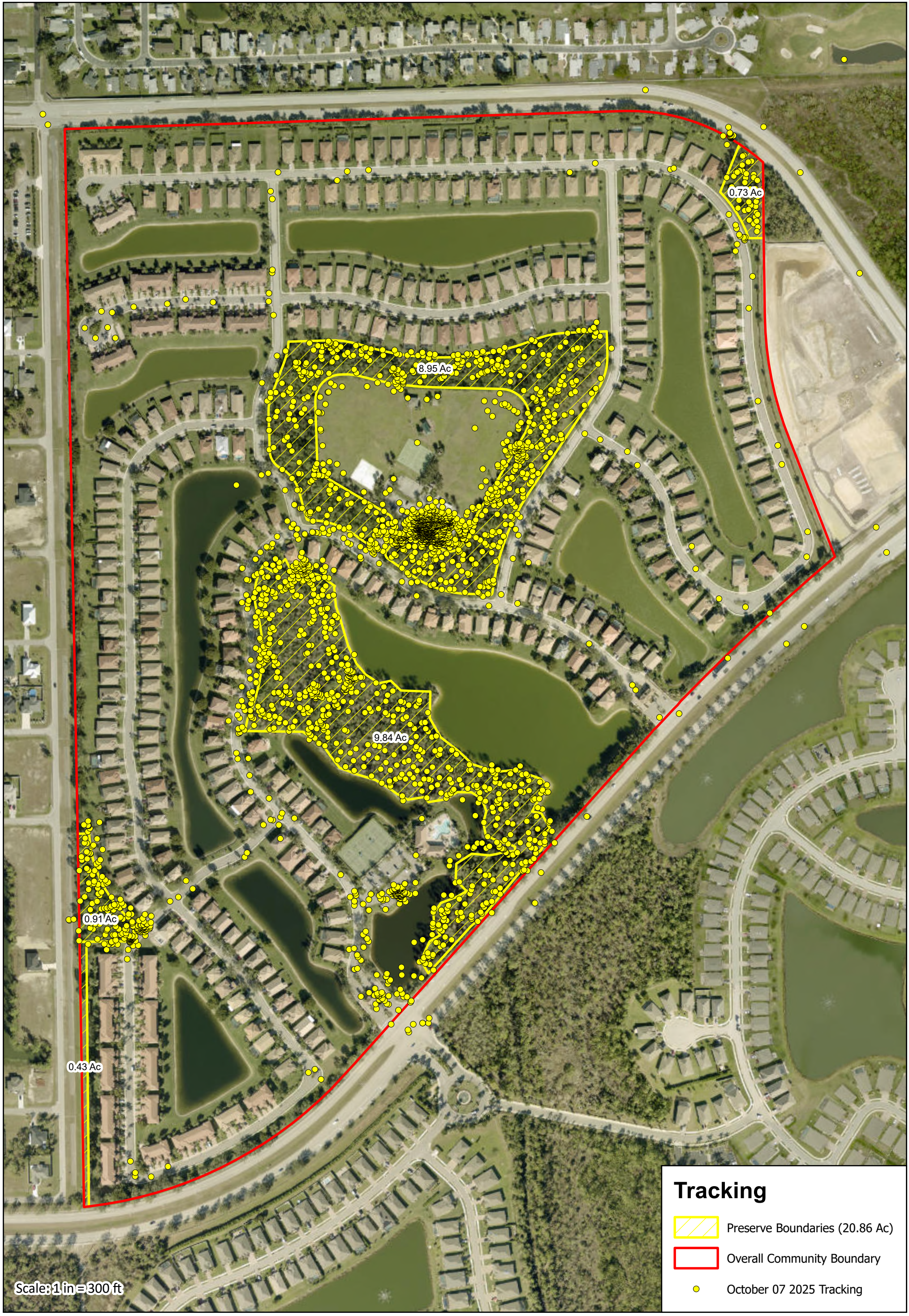
DESCRIPTION	QTY	RATE	AMOUNT
Task 1.0 2025 Semiannual Preserve Maintenance: (2 of 2 events)	1	2,850.00	2,850.00
Task 1.1 2025 Semiannual Native Vine Treatments: (2 of 2 events)	1	600.00	600.00

Thank you for allowing Earth Tech Environmental LLC to provide you and your community with environmental services.

BALANCE DUE

\$3,450.00

Folder: G:\ETE\env Documents\PROJECTS\LEE\Bella Vida CDD\GIS\Bella Vida Tracking



Tracking

- Preserve Boundaries (20.86 Ac)
- Overall Community Boundary
- October 07 2025 Tracking

Scale: 1 in = 300 ft

Project **Bella Vida CDD**
Lee County, Florida

Map Type **Aerial Map**

Date **10/9/2025**





Earth Tech Environmental LLC Daily Treatment Report

1000 Colea Ave
Bonita Springs FL 4100
Office 234-04-0000
Fax 234-00-04
www.eteflorida.com

CC License 2200

DACS Licensed Applicators	DACS License Number
Project Manager - Donn Brown	C1188
Senior Project Foreman - Jim Blalock	C2280
Project Foreman - Spencer Blalock	C2202
Project Foreman - Dean Della	C2200
Project Foreman - Jason Miller	C2002
Project Foreman - Gaykenyan	C2104
Project Foreman - Payton Blalock	C1204
Project Foreman - Ward	C2808

Application Date	Tuesday, October 11, 2022	Start Time	7:30 AM
Project Name	Bella Vida CDD	Application Start Time	8:00 AM
Project Number	11018.0	Application End Time	3:45 PM
Project Location	Lee County, FL	End Time	4:00 PM

Daily Herbicide Usage per Gallons or Ounces of Product 1 Gallon = 128 Ounces

HERBICIDES

Roundup Custom 80 glyphosate _____
 Polaris 200 imazapyr _____
 Atilat 200 imazapyr _____
 Weedar 40 4.8 2,4-D _____
 2,4-D AINE 4.2 2,4-D _____
 Reard 100 Diquat _____
 Ranger Pro 41.0 glyphosate 225oz _____
 Other _____

HERBICIDES

Garlon 4 0.4 Impel Red _____
 Garlon 1000 triclopyr amine 75oz _____
 Trilune 100 Diquat Diromide _____
 Other _____
 Other _____
 Other _____
 Other _____

SURFACTANTS & ADJUVANTS

Blatlon Blue 75oz _____
 Induce 100 spreader adjuvant 35oz _____
 Quest 100 conditioning agent 35oz _____
 Other _____
 Other _____
 Other _____

*Herbicide mixtures may include surfactant and indicator dye per recommended label rates *Unless otherwise noted Garlon 4 (60.4% triclopyr ester) / Impel Red mix rate @ 18.2%**

Treatment Methods (check all that apply)

Basal _____	Drill Girdle _____	Spot Spray _____
Choliar _____	Cut Stump _____	Hand Pull _____

Site Conditions

Water Levels 0-20in _____ Temperature 78-86 _____ Est. Wind Speed 1-10mph _____
 Weather Conditions (rain, cloud coverage, sunny, etc.) sunny, partly cloudy, afternoon showers

Treatment Area

Indicate total size of areas treated: acreage, wetland ID and/or preserve ID and additional notes

Treatment Location: Preserves Est. Exotic Coverage: 15-20% Est. Acreage: 25

SPOT SPRAY / CHOLIAR SPRAY - dog fennel, ragweed, spanish needle, St. Augustine, poison ivy, Virginia creeper, old world climbing fern

Also: apple, empine, torpedo grass, sru, false button, weed, adalia, small, Brazilian pepper, prim rose, billo, grape, pine

HAND PULL - Brazilian pepper, earleaf, acacia, melaleuca

Creeks treated, preserves and did the fine maintenance throughout the preserves as well.

Mix Rates: 75 Gallons 3oz Glyphosate 1oz Triclopyr 3

Total Applied Gallons of Mixed Chemical: 75 Gallons

Indicate equipment usage: equipment type and hours of usage

small equipment, 1x 200 Gallon Sprayers, 1x 35 Gallon Sprayer, 1x Kubota 1140, 1x Kubota RTV500

Application Personnel

Employee Hours Per Day (not including breaks & lunch)

Applicator Name	Hours	Applicator Name	Hours	Applicator Name	Hours
Project Manager	8.5	Field Technician #3	4	Field Technician #15	16
Project Foreman #1	4	Field Technician #5	6	Field Technician #17	18
Project Foreman #2		Field Technician #7	8	Field Technician #19	20
Field Technician Leader #1		Field Technician #9	10	Field Technician #21	22
Field Technician Leader #2		Field Technician #11	12	Field Technician #23	24
Field Technician #1	2	Field Technician #13	14	Field Technician #25	26

Signature: Spencer Blalock




Florida
GANNETT

NOV 13 2025

ACCOUNT NAME Bella Vida Community Development		ACCOUNT # 1124859	INV DATE 10/31/25
INVOICE # 0007405606	INVOICE PERIOD Oct 1- Oct 31, 2025	CURRENT INVOICE TOTAL \$265.64	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$265.64	

BILLING ACCOUNT NAME AND ADDRESS

Bella Vida Community Development
3434 Colwell Ave. Ste. 200
Tampa, FL 33614-8390



PAYMENT DUE DATE: NOVEMBER 30, 2025

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
10/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/1/25	11577415	FPN Fort Myers News-Press	Legal 1 Column	LSAR0352332	\$265.64

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$265.64
Service Fee 3.99%	\$10.60
*Cash/Check/ACH Discount	-\$10.60
*Payment Amount by Cash/Check/ACH	\$265.64
Payment Amount by Credit Card	\$276.24

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

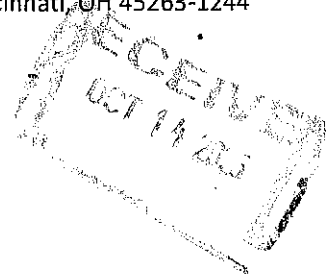
ACCOUNT NAME Bella Vida Community Development		ACCOUNT NUMBER 1124859		INVOICE NUMBER 0007405606		AMOUNT PAID
CURRENT DUE \$265.64	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$265.64
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$276.24
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00011248590000000000000074056060002656467175



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244



AFFIDAVIT OF PUBLICATION

Bella Vida Community Development
3434 Colwell AVE # 200
Tampa FL 33614-8390

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 10/01/2025
FNP news-press.com 10/01/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/01/2025

Legal Clerk

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	\$265.64	
Tax Amount:	\$0.00	
Payment Cost:	\$265.64	
Order No:	11577415	# of Copies:
Customer No:	1124859	0
PO #:	LSAR0352332	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC MEETING DATES
BELLA VIDA COMMUNITY DEVELOP-
MENT DISTRICT

The Board of Supervisors of Bella Vida Community Development District will hold its meetings for the Fiscal Year 2025/2026 on the dates as follows:

November 05, 2025
February 04, 2026
May 06, 2026
August 05, 2026

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. The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for each meeting may be obtained by contacting Belinda Blandon, the District Manager, at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913, or on the District website www.BellaVidaCDD.org.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any Supervisor can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Each meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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 by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings 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.

Belinda Blandon
District Manager
Run Date 10/01/2025
October 1 2025
LSAR0352332

AFFIDAVIT OF PUBLICATION

Catalina at Winkler Preserve CDD
3434 Colwell AVE # 200
Tampa FL 33614-8390

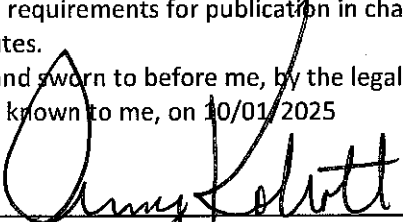
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

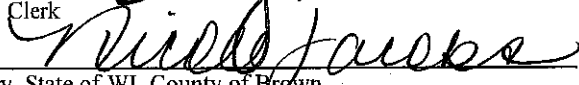
FNP Fort Myers News-Press 10/01/2025
FNP news-press.com 10/01/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/01/2025



Legal Clerk



Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost: \$269.02
Tax Amount: \$0.00
Payment Cost: \$269.02
Order No: 11577516 # of Copies:
Customer No: 1126688 0
PO #: LSAR0352368

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC MEETING DATES
CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT

The Board of Supervisors of the Catalina at Winkler Preserve Community Development District will hold its regular meetings for Fiscal Year 2025/2026 on the dates as follows:

November 05, 2025
February 04, 2026
May 06, 2026
August 05, 2026

All meetings will convene at 2:30 p.m. and will be held at the office of the District Manager, Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for each meeting may be obtained by contacting Belinda Blandon, the District Manager, at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.CatalinaCDD.org.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Each meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at any meeting with respect to any matter considered at any meeting 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.

Belinda Blandon
District Manager
Run Date 10/01/2025
October 1 2025
LSAR0352368

Invoice

Johnson Engineering, LLC

Accounts Payable
Bella Vida CDD
c/o Rizzetta & Company Inc.
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Invoice Date: October 10, 2025
Project No: 20170285-001
Invoice No: 7101

Additional Information:

Contract No:
Proposal No:
Project Manager: Erik L. Howard

Facility:
GSA Sin No:
Store/Unit No:



Project 20170285-001 General Engineering Services

Professional Services from September 1, 2025 to September 30, 2025

Professional Personnel

		Hours	Rate	Amount
Professional 4				
Zordan, Mark	9/11/2025	1.25	176.00	220.00
3520 Dandolo Cir drainage complaint - client correspondence, research DO Plans, staff coordination for site visit				
Zordan, Mark	9/17/2025	.25	176.00	44.00
3520 Dandolo Circle drainage issue - Staff consult re: site observation findings				
Zordan, Mark	9/18/2025	1.75	176.00	308.00
3520 Dandolo Circle drainage issue - Stormwater system structure & pipe cleaning - Draft a request for proposal & issue to three contractors				
Zordan, Mark	9/19/2025	.50	176.00	88.00
3520 Dandolo Circle drainage issue - Stormwater system structure & pipe cleaning - call w/contractor (EMC) to review scope of work				
Zordan, Mark	9/22/2025	.25	176.00	44.00
Dandolo Cir stormwater system cleaning proposal - contractors correspondence, community access				
Zordan, Mark	9/29/2025	1.00	176.00	176.00
Dandolo Cir - follow up correspondence w/contractor re: pipe cleaning proposal, re-issue RFP to five contractors, DM correspondence & response				
Technician 2				
Dixon, Jon	9/11/2025	1.00	88.00	88.00
Discussed what needs to be inspected and looked at plans.				
Dixon, Jon	9/15/2025	2.50	88.00	220.00

Did a drainage structure inspection and uploaded pictures.				
Dixon, Jon	9/17/2025	.25	88.00	22.00
Discussed project.				
	Totals	8.75		1,210.00
	Total Labor			1,210.00
			Total this Invoice	\$1,210.00

Invoice

Johnson Engineering, LLC

Accounts Payable
Bella Vida CDD
c/o Rizzetta & Company Inc.
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Invoice Date: November 7, 2025
Project No: 20170285-001
Invoice No: 7445



Additional Information:

Contract No: Facility:
Proposal No: GSA Sin No:
Project Manager: Erik L. Howard Store/Unit No:

Project 20170285-001 General Engineering Services

Professional Services from October 1, 2025 to October 31, 2025

Professional Personnel

		Hours	Rate	Amount	
Professional 4					
Zordan, Mark	10/2/2025	.25	176.00	44.00	
Dandolo Circle - receive contractor proposals for pipe cleaning & filing					
Zordan, Mark	10/6/2025	1.25	176.00	220.00	
Dandolo Cir SW cleaning - receive & review contractor bid proposals, DM (BB) consult to review, issue requests for NTE amounts					
Zordan, Mark	10/21/2025	.50	176.00	88.00	
Dandolo Circle pipe cleaning - assemble & draft email w/bid responses to DM (BB)					
Zordan, Mark	10/24/2025	.25	176.00	44.00	
Dandolo Circle pipe cleaning - DM correspondence w/ CDD executed proposal for Shenandoah					
Zordan, Mark	10/27/2025	.25	176.00	44.00	
Dandolo Circle pipe cleaning - Issue executed proposal & request for schedule of work					
Zordan, Mark	10/29/2025	.50	176.00	88.00	
Dandolo Circle pipe cleaning - Respond to HOA re: resident notification of pipe cleaning work, review DM correspondence					
Totals		3.00		528.00	
Total Labor					528.00
				Total this Invoice	\$528.00

Outstanding Invoices

Number	Date	Balance
7101	10/10/2025	1,210.00
Total		1,210.00



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Bella Vida CDD
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614



INVOICE

Invoice # 13370
Date: 10/07/2025
Due On: 11/06/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$428.00	) - ( \$0.00	) = \$428.00

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	09/03/2025	Review meeting ad proof.	0.10	\$350.00	\$35.00
Service	SD	09/10/2025	Analyze communications regarding legislative updates to Rules of Procedure; Research District website; Prepare Resolution Adopting Amended Rules of Procedure, Notice of Rulemaking and Notice of Rules Development for Amended Rules, Resolution Setting Public Hearing on Amended Rules, and Amended Rules of Procedure with 2025 Legislative Update.	1.00	\$190.00	\$190.00
Service	CD	09/15/2025	Compare Current Rules of Procedure with Proposed Amended and Restated Rules of Procedure; Revise Proposed Amended and Restated Rules of Procedure; Research website regarding October and November meeting dates relating to potential Budget Amendment.	0.40	\$190.00	\$76.00
Service	JK	09/22/2025	Research and prepare memorandum regarding Florida open carry law	0.20	\$350.00	\$70.00

changes and impact to District operations and transmit same.						
Service	CD	09/26/2025	Analyze District website for October/ November meetings relating to Budget Amendments, if any; Email District Staff proposed Amended and Restated Rules Package.	0.30	\$190.00	\$57.00
					Total	\$428.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
 MATTHEW H. CALDWELL



Mailing Address:
 P.O. Box 1546
 Fort Myers, Florida 33902-1546

Physical Address:
 2480 Thompson Street
 Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
 Facsimile: (239) 533-6160 Website: www.leeapa.org

INVOICE

BILL TO:	
BELLA VIDA CDD Rizzetta & Company Attention Finance Department 3434 Colwell Ave #200 Tampa, FL 33625	Date: 11/4/2025 Invoice Number: 013288 Customer ID: 000280 Terms: Due Upon Receipt Tax Roll Mgr:

District Authority: BELLA VIDA CDD
Pursuant to Resolution:
 Dated:

DESCRIPTION	QUANTITY	UNIT DESC.	RATE	EXT PRICE
2025-26 Non Ad Valorem Roll	441.00		1.00	441.00

Please make check payable to Lee County Property Appraiser

Remit To:
 Lee County Property Appraisers Office
 Attn: Accounts Receivable - 4th Floor
 P.O. Box 1546
 Fort Myers, FL 33902

TOTAL:	441.00
---------------	---------------

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
10/31/2025	17655

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

Terms
Due on receipt

Description	Qty	Rate	Amount
October Landscape Maintenance		6,414.50	6,414.50
Come visit us at www.PinnacleLandscapes.com!!		Total	\$6,414.50

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
10/31/2025	17690

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Right side of first entrance on Del Prado-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Full Circle Nozzle	1 2	59.00 4.00	59.00 8.00
Left side of first entrance on Del Prado-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Half Circle Nozzle	1 3	59.00 4.00	59.00 12.00
Right side of second entrance on Del Prado-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Side Strip Nozzle	1 2	59.00 4.00	59.00 8.00
Left side of second entrance on Del Prado-- 2 Broken sprinklers due to tree roots Irrigation Repairs Labor-- 2 Hours @ \$59.00/ Hour Irrigation Repairs Parts Half Circle Nozzle Hunter 6" Pop-up	2 2 2	59.00 4.00 16.00	118.00 8.00 32.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
10/31/2025	17690

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Garden Street-- Broken sprinkler due to tree roots Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts	1	59.00	59.00
Rainbird 5004 Rotor	1	26.00	26.00
3/4" Cut-off Nipple	1	4.00	4.00
De Navarra- Broken sprinkler due to tree roots Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts	1	59.00	59.00
Hunter 6" Pop-up	1	16.00	16.00
Half Circle Nozzle	1	4.00	4.00
Come visit us at www.PinnacleLandscapes.com!!	Total		\$531.00

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
11/5/2025	17709

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

Terms
Due on receipt



Description	Qty	Rate	Amount
Landscape installation to fill in empty locations around the CDD fence perimeter			
Right side of 1st Entrance on Del Prado:			
Install 15 gallon Green Buttonwood	1	135.00	135.00
Install 7 gallon Copper Leaf	7	75.00	525.00
Install 7 gallon Arboricola Trinette	6	75.00	450.00
Install 15 gallon Awabuki Viburnum	1	135.00	135.00
Mulch- Cocoa Brown	9	15.00	135.00
Left Side of 1st Entrance on Del Prado:			
Install 15 gallon Coco Plum	4	135.00	540.00
Mulch- Cocoa Brown	3	15.00	45.00
Left side of 2nd Entrance on Del Prado:			
Install 15 gallon Coco Plum	4	135.00	540.00
Mulch- Cocoa Brown	3	15.00	45.00
Garden Street:			
Remove and dispose of plant material		60.00	60.00
Install 15 gallon Green Buttonwood	1	135.00	135.00
Install 15 gallon Coco Plum	4	135.00	540.00
Mulch- Cocoa Brown	4	15.00	60.00
DeNavarra:			
Remove and dispose of plant material		60.00	60.00
Install 7 gallon Copper Leaf	4	75.00	300.00
Install 15 gallon Coco Plum	1	135.00	135.00
Mulch- Cocoa Brown	4	15.00	60.00
Come visit us at www.PinnacleLandscapes.com !!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
11/5/2025	17709

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Extra water set up- 2 Hours @ \$45.00/ Hour	2	45.00	90.00
Come visit us at www.PinnacleLandscapes.com!!		Total	\$3,990.00



Invoice

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	11/01/2025
INVOICE#	2971
TERMS	NET 30
DUE DATE	12/01/2025

BILL TO
Bella Vida CDD 3427 Malagrotta Cir Cape Coral Florida 33909-5100

SERVICE LOCATION
Bella Vida CDD 3427 Malagrotta Cir Cape Coral, Florida 33909-5100

JOB#	DATE	PO/REF#	DESCRIPTION		
1068833143					
				Rate	Total
			Charges		
			Annual Lake Maintenance	\$1,100.00	\$1,100.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	\$1,100.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,100.00

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
11/2/2025	INV0000104484

Bill To:

BELLA VIDA CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--



Services for the month of	Terms	Client Number
November	Upon Receipt	00326

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,164.17
Total			\$4,164.17

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

Operation and Maintenance Expenditures December 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 15,779.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Donald Tremel	300077	DT110525	Board of Supervisors Meeting 11/25	\$ 200.00
Gannett Florida LocaliQ	300084	0007457044	Legal Advertising 11/25	\$ 265.64
Jenna Giampi	300078	JG110525	Board of Supervisors Meeting 11/25	\$ 200.00
Kilinski | Van Wyk, PLLC	300083	13517	Legal Services 11/25	\$ 1,228.00
Kilinski | Van Wyk, PLLC	300086	13750	Legal Services 11/25	\$ 1,698.01
Phyllis J. Roberts	300079	PR110525	Board of Supervisors Meeting	\$ 200.00
Pinnacle Landscapes, Inc.	300082	17735	Landscape Maintenance 11/25	\$ 6,414.50
Pinnacle Landscapes, Inc.	300082	17770	Irrigation Repairs 11/25	\$ 824.50
Rizzetta & Company, Inc.	300081	INV0000105299	Accounting Services 12/25	\$ 4,164.17
Sarona Rahn Weyant	300080	SW110525	Board of Supervisors Meeting 11/25	\$ 200.00
School Now	300085	INV-SN-1154	School Now CDD ADA-PD 12/25	<u>\$ 384.38</u>
Total Report				<u>\$ 15,779.20</u>

Bella Vida CDD
Meeting Date: November 05, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Donald Tremel	✓
Sarona Weyant	✓
Jenna Giampi	✓
Erik Sandsmark	
Phyllis Roberts	✓

DT 110525
 SW 11025
 JG 110525
 PR 110525

(*) Does not get paid
NOTE: Supervisors are only paid if checked.



EXTENDED MEETING TIMECARD

Meeting Start Time:	5:01 pm
Meeting End Time:	5:21 pm
Total Meeting Time:	20 minutes

Time Over 3 Hours:

Total at \$ 175.00 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

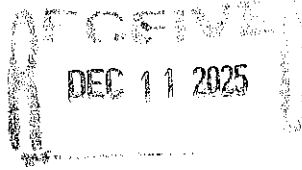
Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.670
Mileage to Charge	\$0.00


DM Signature:



Florida
GANNETT



ACCOUNT NAME Bella Vida Community Development		ACCOUNT # 1124859	PAGE # 1 of 1
STATEMENT # 0007457044	STATEMENT PERIOD Nov 1- Nov 30, 2025	STATEMENT DATE November 30, 2025	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$265.64	

BILLING ACCOUNT NAME AND ADDRESS Bella Vida Community Development 3434 Colwell Ave. Ste. 200 Tampa, FL 33614-8390 	PAYMENT DUE DATE: DECEMBER 31, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
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BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
11/1/25	Balance Forward	\$265.64

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$265.64
Service Fee 3.99%	\$10.60
*Cash/Check/ACH Discount	-\$10.60
*Payment Amount by Cash/Check/ACH	\$265.64
Payment Amount by Credit Card	\$276.24

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Bella Vida Community Development		ACCOUNT NUMBER 1124859		STATEMENT NUMBER 0007457044		AMOUNT PAID
CURRENT DUE \$0.00	30 DAYS PAST DUE \$265.64	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$265.64
REMITTANCE ADDRESS (include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$276.24
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00011248590000000000000074570440002656467176

AFFIDAVIT OF PUBLICATION

Bella Vida Community Development
3434 Colwell AVE # 200
Tampa FL 33614-8390

NOV 13 2024

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

10/24/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/24/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$265.64	
Tax Amount:	\$0.00	
Payment Cost:	\$265.64	
Order No:	10574510	# of Copies:
Customer No:	1124859	0
PO #:	LSAR0159646	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC MEETING
DATES BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors of Bella Vida Community Development District will hold its meetings for the Fiscal Year 2024/2025 on the dates as follows:

November 6, 2024
February 5, 2025
May 7, 2025
August 6, 2025

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. The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for each meeting may be obtained by contacting Belinda Blandon, the District Manager, at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913, or on the District website www.BellaVidaCDD.org.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any Supervisor can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Each meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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 by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings 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.

Belinda Blandon
District Manager
Run Date 10/24/2024
October 24 2024
LSAR0159646



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Bella Vida CDD
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

INVOICE

Invoice # 13517
Date: 11/14/2025
Due On: 12/14/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$428.00	+ \$1,228.00	)- ( \$0.00	= \$1,656.00

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	10/01/2025	Review resolution setting hearing on updated rules of procedure and draft rules for agenda.	0.30	\$360.00	\$108.00
Service	CD	10/01/2025	Confer with District Staff; Review and respond to email from District Staff regarding Amended and Restated Rules of Procedure.	0.30	\$195.00	\$58.50
Service	LG	10/01/2025	Update memo for Rules of Procedure updates; confer with Dyson regarding same.	0.20	\$360.00	\$72.00
Service	LG	10/14/2025	Prepare guidance memo regarding best practices for responding to public records requests.	0.10	\$360.00	\$36.00
Service	JK	10/17/2025	Monitor and report on bills affecting special districts.	0.20	\$360.00	\$72.00
Service	LG	10/23/2025	Review draft agenda and send updates.	0.30	\$360.00	\$108.00
Service	PC	10/24/2025	Draft final revisions to resolution setting public hearing on amended	0.70	\$305.00	\$213.50

			rules of procedure and redline revisions to District's existing rules of procedure; Draft resolution amending budget for fiscal year 2025; Correspond with District Manager regarding items for inclusion in November meeting agenda.			
Service	LG	10/24/2025	Review draft agenda and communicate with district manager regarding necessary agenda items.	0.20	\$360.00	\$72.00
Service	PC	10/28/2025	Analysis of correspondence from District Manager regarding November meeting agenda.	0.10	\$305.00	\$30.50
Service	CD	10/28/2025	Review and respond to emails from District Staff regarding Rules and include transmission date on tracking chart.	0.10	\$195.00	\$19.50
Service	PC	10/30/2025	Analysis of agenda for 11/05/2025 meeting of the Board of Supervisors including review of prior meeting minutes, organizational matters, vendor proposals, and district financial statements.	1.00	\$305.00	\$305.00
Service	PC	10/31/2025	Correspond with District Manager regarding requested revisions to 11/05/2025 meeting agenda.	0.20	\$305.00	\$61.00
Service	JK	10/31/2025	Analyze updates to impacts of open carry law and enforcement changes under Florida law; begin research on regulation changes to hunting and fishing laws on general CDD property.	0.20	\$360.00	\$72.00
					Total	\$1,228.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Bella Vida CDD
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

INVOICE

Invoice # 13750
Date: 12/16/2025
Due On: 01/15/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$1,656.00	+ \$1,698.01	)-( \$0.00	= \$3,354.01

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	PC	11/05/2025	Attend 11/05/2025 meeting of the Board of Supervisors.	3.80	\$305.00	\$1,159.00
Expense	KB	11/05/2025	Travel: Mileage - PC.	125.50	\$0.70	\$87.85
Expense	KB	11/05/2025	Travel: Tolls - PC.	1.00	\$1.16	\$1.16
Service	PC	11/06/2025	Draft final revisions to published notices of public hearing on amended rules of procedure and correspond with District Manager regarding the same.	0.20	\$305.00	\$61.00
Service	LG	11/07/2025	Memorandum to District Management regarding implementation of Amendment 2 and impacts on CDD property for enforcement of fishing and hunting regulations; confirm same.	0.20	\$365.00	\$73.00
Service	SH	11/10/2025	Monitor and report on bills affecting special districts.	0.20	\$305.00	\$61.00
Service	PC	11/13/2025	Draft 2025 renewal amendment to preserve area maintenance	0.60	\$305.00	\$183.00

agreement.

Service	LG	11/14/2025	Review and revise amendment to Earth Tech agreement.	0.20	\$360.00	\$72.00
					Total	\$1,698.01

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
11/30/2025	17735

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

Terms
Due on receipt

Description	Qty	Rate	Amount
November Landscape Maintenance		6,414.50	6,414.50
Come visit us at www.PinnacleLandscapes.com!!		Total	\$6,414.50

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
11/30/2025	17770

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Right side of first entrance on Del Prado–Broken sprinkler due to tree roots Irrigation Repairs Labor– 2 Hours @ \$59.00/ Hour Irrigation Repairs Parts Rainbird 5004 Rotor	2	59.00	118.00
3/4" Cut-off Nipple	1	26.00	26.00
	1	4.00	4.00
Left side of first entrance on Del Prado– Broken sprinkler due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor– 2.5 Hour @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up	2.5	59.00	147.50
Half Circle Nozzle	1	16.00	16.00
1/2" Cut-off Nipple	4	4.00	16.00
	1	4.00	4.00
Right side of second entrance on Del Prado– Clogged nozzles due to debris Irrigation Repairs Labor– 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Side Strip Nozzle	1	59.00	59.00
	2	4.00	8.00
Left side of second entrance on Del Prado– 2 Broken sprinklers due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor– 4 Hours @ \$59.00/ Hour	4	59.00	236.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
11/30/2025	17770

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Irrigation Repairs Parts			
Half Circle Nozzle	2	4.00	8.00
Hunter 6" Pop-up	2	16.00	32.00
1/2" Cut-off Nipple	2	4.00	8.00
Full Circle Nozzle	2	4.00	8.00
Garden Street- Clogged nozzles due to debris Irrigation Repairs Labor- 1 Hour @ \$59.00/ Hour	1	59.00	59.00
Irrigation Repairs Parts			
Full Circle Nozzle	2	4.00	8.00
De Navarra- Clogged nozzles due to debris Irrigation Repairs Labor- 1 Hour @ \$59.00/ Hour	1	59.00	59.00
Irrigation Repairs Parts			
Full Circle Nozzle	1	4.00	4.00
Half Circle Nozzle	1	4.00	4.00
Come visit us at www.PinnacleLandscapes.com!!	Total		\$824.50

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/2/2025	INV0000105299

Bill To:

BELLA VIDA CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
December	Upon Receipt	00326

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,164.17
Total			\$4,164.17



INVOICE

Bella Vida CDD
Ft. Myers FL 33912
United States

Invoice # INV-SN-1154
Invoice Date: 12/1/2025
Due Date: 12/31/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
Subscription start: 10/1/2025		Subtotal: \$384.38
Subscription end: 9/30/2026		Tax Total:
		Total: \$384.38
		Amount Paid: \$0.00
Direct Deposit Instruction:		Amount Due: \$384.38

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

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

Operation and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 16,678.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Johnson Engineering, LLC	300088	7673	General Engineering Services 12/25	\$ 440.00
Kilinski Van Wyk, PLLC	300091	13970	Legal Services 12/25	\$ 72.00
Pinnacle Landscapes, Inc.	300089	17795	Landscape Maintenance 12/25	\$ 6,414.50
Pinnacle Landscapes, Inc.	300089	17826	Irrigation Repairs 12/25	\$ 3,388.00
Premier Lakes, Inc.	300090	3103	Annual Lake Maintenance 12/25	\$ 1,100.00
Premier Lakes, Inc.	300092	3252	Annual Lake Maintenance 01/26	\$ 1,100.00
Rizzetta & Company, Inc.	300087	INV0000106219	Accounting Service 01/26	<u>\$ 4,164.17</u>
Total Report				<u>\$ 16,678.67</u>



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Bella Vida CDD
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

INVOICE

Invoice # 13970
Date: 01/15/2026
Due On: 02/14/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$72.00	) - ( \$0.00	) = \$72.00

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	12/19/2025	Monitor and report on bills affecting special districts.	0.20	\$360.00	\$72.00
Total						\$72.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
12/31/2025	17795

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

Terms
Due on receipt

Description	Qty	Rate	Amount
December Landscape Maintenance		6,414.50	6,414.50
Come visit us at www.PinnacleLandscapes.com!!		Total	\$6,414.50

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
12/31/2025	17826

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Right side of first entrance on Del Prado--Bad Solenoid/ Broken rotor/ Broken pipe/ Defective solenoid/ Broken sprinkler due to tree roots Irrigation Repairs Labor-- 5 Hours @ \$59.00/ Hour Irrigation Repairs Parts Hunter Solenoid	5	59.00	295.00
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
Rainbird 5004 Rotor	1	26.00	26.00
3/4" Cut-off Nipple	1	4.00	4.00
1 1/4" Slip Fix	1	32.00	32.00
1 1/4" Service Tee	1	8.00	8.00
1 1/4" x 1" Reducer Bushing	1	7.00	7.00
3/4" Barb Elbow	2	4.00	8.00
Left side of first entrance on Del Prado-- Broken sprinkler due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor-- 3 Hour @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up	3	59.00	177.00
1/2" Barb Elbow	4	4.00	16.00
Funny Pipe	8	4.00	32.00
Half Circle Nozzle	5	4.00	20.00
1/2" Cut-off Nipple	1	4.00	4.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
12/31/2025	17826

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Right side of second entrance on Del Prado-- Broken sprinkler due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor-- 2 Hour @ \$59.00/ Hour Irrigation Repairs Parts	2	59.00	118.00
Hunter 6" Pop-up	2	16.00	32.00
Half Circle Nozzle	3	4.00	12.00
1/2" Barb Elbow	2	4.00	8.00
Left side of second entrance on Del Prado-- Broken sprinklers due to tree roots Irrigation Repairs Labor-- 1.5 Hours @ \$59.00/ Hour Irrigation Repairs Parts	1.5	59.00	88.50
Hunter 12" Pop-up	1	22.00	22.00
Hunter 6" Pop-up	1	16.00	16.00
Hunter MP Rotator	4	15.00	60.00
Left side of second entrance on Del Prado-- Broken pipe due to fence contractor. Irrigation Repairs Labor-- 3 Hours @ \$59.00/ Hour Irrigation Repairs Parts	3	59.00	177.00
1 1/4" Elbow	2	7.00	14.00
1" Elbow	2	6.00	12.00
1" Coupler	3	6.00	18.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
12/31/2025	17826

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

Terms
Due on receipt

Description	Qty	Rate	Amount
1 1/4" x 1" Reducer Bushing	1	7.00	7.00
1" Pipe	10	2.50	25.00
Garden Street-- Broken sprinkler due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor-- 1.5 Hour @ \$59.00/ Hour Irrigation Repairs Parts	1.5	59.00	88.50
Hunter 6" Pop-up	1	16.00	16.00
Half Circle Nozzle	2	4.00	8.00
Station #23 - Services the corner area of Garden Street and DeNavarra Pkwy. Irrigation Repairs Labor-- 2 Hours @ \$59.00/ Hour Irrigation Repairs Parts	2	59.00	118.00
Hunter ICD 1-Station Decoder	1	235.00	235.00
Hunter Solenoid	1	26.00	26.00
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
DryConn Wire Nuts	2	3.50	7.00
Station #34 - Services an area along the outside fence line DeNavarra Pkwy. Irrigation Repairs Labor-- 2 Hours @ \$59.00/ Hour Irrigation Repairs Parts	2	59.00	118.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
12/31/2025	17826

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Hunter ICD 1-Station Decoder	1	235.00	235.00
Hunter Solenoid	1	26.00	26.00
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
DryConn Wire Nuts	2	3.50	7.00
Station #25 - Services an area along the outside fence line of DeNavarra Pkwy. Irrigation Repairs Labor-- 2 Hours @ \$59.00/ Hour Irrigation Repairs Parts	2	59.00	118.00
Hunter ICD 1-Station Decoder	1	235.00	235.00
Hunter Solenoid	1	26.00	26.00
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
DryConn Wire Nuts	2	3.50	7.00
We found controller #2 in an overload alarm. There was a decoder issue for the valves that service CDD areas. Bad decoders and solenoids on stations #17 and #18. This services the areas outside of the fence line along Del Prado near the first entrance. Irrigation Repairs Labor-- 3 Hours @ \$59.00/ Hour Irrigation Repairs Parts	3	59.00	177.00
Hunter ICD 1-Station Decoder	2	235.00	470.00
Hunter Solenoid	2	26.00	52.00
DryConn Wire Nuts	6	3.50	21.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
12/31/2025	17826

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
Come visit us at www.PinnacleLandscapes.com!!		Total	\$3,388.00



Invoice

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	12/01/2025
INVOICE#	3103
TERMS	NET 30
DUE DATE	12/31/2025

BILL TO
Bella Vida CDD 3427 Malagrotta Cir Cape Coral Florida 33909-5100

SERVICE LOCATION
Bella Vida CDD 3427 Malagrotta Cir Cape Coral, Florida 33909-5100

JOB#	DATE	PO/REF#	DESCRIPTION		
1068833143					
				Rate	Total
			Charges		
			Annual Lake Maintenance	1,100.00	1,100.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	1,100.00
Deposits (-):	0.00
Payments (-):	0.00
Total Due:	1,100.00



Invoice

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	01/01/2026
INVOICE#	3252
TERMS	NET 30
DUE DATE	01/31/2026

BILL TO
Bella Vida CDD 3427 Malagrotta Cir Cape Coral Florida 33909-5100

SERVICE LOCATION
Bella Vida CDD 3427 Malagrotta Cir Cape Coral, Florida 33909-5100

JOB#	DATE	PO/REF#	DESCRIPTION		
1068833143					
				Rate	Total
			Charges		
			Annual Lake Maintenance	\$1,100.00	\$1,100.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	\$1,100.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,100.00

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
1/2/2026	INV0000106219

Bill To:

BELLA VIDA CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
January	Upon Receipt	00326

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,164.17
Total			\$4,164.17

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

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 22,098.67**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Johnson Engineering, LLC	300096	8360	General Engineering Services 02/26	\$ 1,563.50
Pinnacle Landscapes, Inc.	300095	17852	Landscape Maintenance 01/26	\$ 6,414.50
Pinnacle Landscapes, Inc.	300095	17886	Irrigation Repairs 01/26	\$ 1,671.50
Rizzetta & Company, Inc.	300093	INV0000106641	Accounting Services 02/26	\$ 4,164.17
Shenandoah General Construction, LLC	300094	110303	Equipment & Maintenance 11/25	<u>\$ 8,285.00</u>
Total Report				<u>\$ 22,098.67</u>

Zordan, Mark	1/8/2026	.50	176.00	88.00	
Lake bank erosion on lake 12 - RFP final review & approval for issuance					
Zordan, Mark	1/20/2026	.50	176.00	88.00	
Preserve clearing complaint on De Navarro f/DM (BB)- staff consult w/CM & guidance for research					
Zordan, Mark	1/22/2026	1.50	176.00	264.00	
Preserve clearing complaint on De Navarro - call w/DM (BB)- staff consult w/CM & guidance for site visit, Face Time call w/CM to observe field conditions, follow up call w/DM (BB) to discuss, assist w/email response					
Technician 2					
Dixon, Jon	1/7/2026	2.00	88.00	176.00	
Performed a lake bank inspection for a washout. Uploaded photos.					
Totals		10.25		1,563.50	
Total Labor					1,563.50
				Total this Invoice	\$1,563.50

Outstanding Invoices

Number	Date	Balance
8008	1/9/2026	132.00
Total		132.00

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
1/31/2026	17852

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

Terms
Due on receipt

Description	Qty	Rate	Amount
January Landscape Maintenance		6,414.50	6,414.50
Come visit us at www.PinnacleLandscapes.com!!		Total	\$6,414.50

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
1/31/2026	17886

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Right side of first entrance on Del Prado--Bad decoder and solenoid- Station #16 Irrigation Repairs Labor-- 4 Hours @ \$59.00/ Hour Irrigation Repairs Parts	4	59.00	236.00
Hunter ICD 1-Station Decoder	1	235.00	235.00
Hunter Solenoid	1	26.00	26.00
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
DryConn Wire Nuts	2	3.50	7.00
Left side of first entrance on Del Prado-- 2 Broken sprinklers due to tree roots Irrigation Repairs Labor-- 1.5 Hour @ \$59.00/ Hour Irrigation Repairs Parts	1.5	59.00	88.50
Hunter 6" Pop-up	2	16.00	32.00
Half Circle Nozzle	2	4.00	8.00
Right side of second entrance on Del Prado-- Bad decoder and solenoid- Station #82 Irrigation Repairs Labor-- 4 Hours @ \$59.00/ Hour Irrigation Repairs Parts	4	59.00	236.00
Hunter ICD 1-Station Decoder	1	235.00	235.00
Hunter Solenoid	1	26.00	26.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
1/31/2026	17886

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Wire Nuts	2	2.50	5.00
Splice Kits	2	6.00	12.00
DryConn Wire Nuts	2	3.50	7.00
Left side of second entrance on Del Prado-- Broken sprinkler and broken pipe due to tree roots Irrigation Repairs Labor-- 6 Hours @ \$59.00/ Hour Irrigation Repairs Parts	6	59.00	354.00
Half Circle Nozzle	2	4.00	8.00
Hunter 6" Pop-up	2	16.00	32.00
3/4" Slip Fix	1	15.00	15.00
3/4" Service Tee	1	5.00	5.00
1/2" Barb Elbow	2	4.00	8.00
Funny Pipe	3	4.00	12.00
Garden Street-- Clogged nozzles due to debris Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts	1	59.00	59.00
Half Circle Nozzle	2	4.00	8.00
De Navarra- No Repairs Needed			
Come visit us at www.PinnacleLandscapes.com!!	Total		\$1,671.50

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/2/2026	INV0000106641

Bill To:

BELLA VIDA CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
February	Upon Receipt	00326

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,164.17
		Total	\$4,164.17

Daily Summary 11/07/2025

Quantity	Description of Service	Unit Price	Amount
1 Per Day	Jet-Vac Equipment	\$2,700.00	\$2,700.00
1 Per Day	Support Truck	\$405.00	\$405.00
1 Per Truck Load	Disposal Fee (Includes travel)	\$550.00	\$550.00
1 Per Day	Dive Crew- 4 man certified	\$4,500.00	\$4,500.00
1 Per Day	Environmental Fee	\$40.00	\$40.00
1 Per Day	Fuel Surcharge (Vac & Support Equip.)	\$90.00	\$90.00
Daily Total:			\$8,285.00



Daily Work Report #28750

Job #	#43704: Dandolo Clean	Service Date:	11/07/2025
Created By	d.kilgore@shenandoahus.com	Job Estimator	DANIEL KILGORE
Time	07:00 AM - 02:00 PM (7h)	Customer:	Rizzetta & Company
Employees	Employee	Role	
	SCAFIDI, ANTHONY (SCAFIDI, ANTHONY)	Vac Operator	
	Vasquez, Isaiah (VASQUEZ, ISAIAH)	Laborer	
	Herrera, Carlos	Vac Truck Trainee	
Equipment	VT351, UT484		
Extra Equipment	Divers, Bags, Pumps		
Job Notes	Cleaned and desilted 6 pipes and 8 structures		
Usages	Water: 6 Loads	Flex Hose: 0 Rolls	Disposal: 1 Load
Client Signature	N/A		

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

Operation and Maintenance Expenditures

March 2026

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 22,121.79**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Johnson Engineering, LLC	300102	8661	General Engineering Services 03/26	\$ 821.00
Kilinski Van Wyk, PLLC	300097	14133	Legal Services 01/26	\$ 152.50
Kilinski Van Wyk, PLLC	300107	14430	Legal Services 02/26	\$ 884.00
Pinnacle Landscapes, Inc.	300101	17912	Landscape Maintenance 02/26	\$ 6,414.50
Pinnacle Landscapes, Inc.	300101	17959	Irrigation Repairs 02/26	\$ 713.75
Premier Lakes, Inc.	300098	3389	Annual Lake Maintenance 02/26	\$ 1,100.00
Premier Lakes, Inc.	300105	3529	Annual Lake Maintenance 03/26	\$ 1,100.00
Premier Lakes, Inc.	300108	3623	Washout repair on Lake 12 shoreline 03/26	\$ 1,200.00
Rizzetta & Company, Inc.	300100	INV0000107457	Accounting Services 03/26	\$ 4,164.17
School Now	300106	INV-SN-1300	School Now CDD ADA-PDF 03/26	\$ 384.38
U.S. Bank	300103	8087814	Trustee Fees Series 2021 02/01/26 - 01/31/2027 02/26	\$ 4,256.13
USA TODAY Media Corp	300099	0007552363	Legal Advertising 01/26	\$ 687.38
USA TODAY Media Corp	300104	0007597728	Legal Advertising 02/26	<u>\$ 243.98</u>
Total Report				<u>\$ 22,121.79</u>

Staff consult w/CM to review the CDD Meeting Agenda & prepare to discuss two issues

Zordan, Mark	2/12/2026	.25	176.00	44.00
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CDD Meeting Agenda review & preparation w/CM for attendance - meeting cancelled later in the day

Zordan, Mark	2/18/2026	.25	176.00	44.00
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Lake repair - call w/contractor (BK) re: restoration methods

Zordan, Mark	2/23/2026	.25	176.00	44.00
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Lake 12 bid tracking & summary notification - review & edit DM correspondence

Totals		5.25		821.00
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Total Labor				821.00
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Total this Invoice				\$821.00
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Outstanding Invoices

Number	Date	Balance
8008	1/9/2026	132.00
Total		132.00



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Bella Vida CDD
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

INVOICE

Invoice # 14133
Date: 02/16/2026
Due On: 03/18/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$152.50	) - ( \$0.00	) = \$152.50

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	SH	01/05/2026	Monitor and report on bills affecting special districts.	0.20	\$305.00	\$61.00
Service	PC	01/27/2026	Draft spending authority resolution.	0.20	\$305.00	\$61.00
Service	PC	01/30/2026	Correspond with District Manager regarding cancellation and rescheduling of February meeting of the Board of Supervisors.	0.10	\$305.00	\$30.50
Total						\$152.50

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Bella Vida CDD
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

INVOICE

Invoice # 14430
Date: 03/18/2026
Due On: 04/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$884.00	) - ( \$0.00	) = \$884.00

BVCDD-01

Bella Vida CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	PC	02/02/2026	Draft 2026 General Election Resolution and Notice; Draft Resolution Rescheduling Public Hearing on Amended and Restated Rules of Procedure.	0.50	\$305.00	-	\$152.50
Service	LG	02/02/2026	Review resolution resetting hearing on rules of procedure and general election resolution.	0.20	\$360.00	-	\$72.00
Service	LG	02/03/2026	Review tentative agenda for rescheduled meeting.	0.20	\$360.00	-	\$72.00
Service	LG	02/04/2026	Send 2026 ethics reminder.	0.30	\$360.00	-	\$108.00
Service	LG	02/05/2026	Review agenda for February board meeting.	0.30	\$360.00	-	\$108.00
Service	MZ	02/09/2026	Confer with District Staff regarding agenda memos; draft agenda memo and	0.40	\$305.00	100.0%	\$0.00

			review minutes from prior board meeting for context.				
Service	PC	02/09/2026	Analysis of agenda for 02/12/2026 meeting of the Board of Supervisors including review of prior meeting minutes, organizational matters, staff reports , and district financial statements.	0.80	\$305.00	-	\$244.00
Service	MZ	02/12/2026	Review agenda memorandum notes in advance of meeting.	0.10	\$305.00	100.0%	\$0.00
Service	PC	02/12/2026	Confer with staff regarding cancellation and rescheduling of February meeting of the Board of Supervisors.	0.10	\$305.00	-	\$30.50
Service	SH	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$305.00	-	\$61.00
Service	LG	02/27/2026	Analyze legislative updates for bills affecting special district clients.	0.10	\$360.00	-	\$36.00
Line Item Discount Subtotal							-\$152.50
Total							\$884.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

Pinnacle Landscapes, Inc.

PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
2/28/2026	17912

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

Terms
Due on receipt

Description	Qty	Rate	Amount
February Landscape Maintenance		6,414.50	6,414.50
Come visit us at www.PinnacleLandscapes.com!!		Total	\$6,414.50

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
2/28/2026	17959

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Right side of first entrance on Del Prado-- Broken rotor due to tree roots Irrigation Repairs Labor-- 1 Hour @ \$59.00/ Hour Irrigation Repairs Parts Rainbird 5004 Rotor	1	59.00	59.00
1/2" Barb Elbow	1	4.00	4.00
Left side of first entrance on Del Prado-- 2 Broken sprinklers due to tree roots Irrigation Repairs Labor-- 3 Hours @ \$59.00/ Hour Irrigation Repairs Parts Hunter 6" Pop-up	3	59.00	177.00
Half Circle Nozzle	2	16.00	32.00
	2	4.00	8.00
Right side of second entrance on Del Prado-- Clogged nozzles due to debris Irrigation Repairs Labor-- .75 Hour @ \$59.00/ Hour Irrigation Repairs Parts Half Circle Nozzle	0.75	59.00	44.25
	3	4.00	12.00
Left side of second entrance on Del Prado-- Broken sprinkler due to tree roots/ Clogged nozzles due to debris Irrigation Repairs Labor-- 3 Hours @ \$59.00/ Hour	3	59.00	177.00
Come visit us at www.PinnacleLandscapes.com!!	Total		

Pinnacle Landscapes, Inc.

PO Box 100520
 Cape Coral, FL 33910
 Office@Pinnaclelandscapes.com

Invoice

Date	Invoice #
2/28/2026	17959

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

Terms
Due on receipt

Description	Qty	Rate	Amount
Irrigation Repairs Parts Half Circle Nozzle	2	4.00	8.00
Hunter 6" Pop-up	2	16.00	32.00
Hunter MP Rotator	2	15.00	30.00
Garden Street-- Clogged nozzles due to debris Irrigation Repairs Labor-- .75 Hour @ \$59.00/ Hour	0.75	59.00	44.25
Irrigation Repairs Parts Half Circle Nozzle	2	4.00	8.00
De Navarra--Clogged nozzles due to debris Irrigation Repairs Labor-- .75 Hour @ \$59.00/ Hour	0.75	59.00	44.25
Irrigation Repairs Parts Full Circle Nozzle	2	4.00	8.00
Come visit us at www.PinnacleLandscapes.com!!	Total		\$713.75



Invoice

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	02/01/2026
INVOICE#	3389
TERMS	NET 30
DUE DATE	03/03/2026

BILL TO
Bella Vida CDD 3427 Malagrotta Cir Cape Coral Florida 33909-5100

SERVICE LOCATION
Bella Vida CDD 3427 Malagrotta Cir Cape Coral, Florida 33909-5100

JOB#	DATE	PO/REF#	DESCRIPTION		
1068833143					
				Rate	Total
			Charges		
			Annual Lake Maintenance	\$1,100.00	\$1,100.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	\$1,100.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,100.00



Invoice

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	03/01/2026
INVOICE#	3529
TERMS	NET 30
DUE DATE	03/31/2026

BILL TO
Bella Vida CDD 3427 Malagrotta Cir Cape Coral Florida 33909-5100

SERVICE LOCATION
Bella Vida CDD 3427 Malagrotta Cir Cape Coral, Florida 33909-5100

JOB#	DATE	PO/REF#	DESCRIPTION		
1068833143					
				Rate	Total
			Charges		
			Annual Lake Maintenance	\$1,100.00	\$1,100.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	\$1,100.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,100.00



Invoice

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	03/18/2026
INVOICE#	3623
TERMS	NET 30
DUE DATE	04/17/2026

BILL TO
Bella Vida CDD 3427 Malagrotta Cir Cape Coral Florida 33909-5100

SERVICE LOCATION
Bella Vida CDD 3427 Malagrotta Cir Cape Coral Florida 33909-5100

JOB#	DATE	PO/REF#	DESCRIPTION	
1085680129	03/18/2026		Washout repair on Lake 12 shoreline	
Job Charges			Rate	Total
Wetland Crew			\$1,200.00	\$1,200.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	\$1,200.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,200.00

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
3/2/2026	INV0000107457

Bill To:

BELLA VIDA CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
March	Upon Receipt	00326

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,448.50	\$1,448.50
Administrative Services	1.00	\$476.75	\$476.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$507.17	\$507.17
Management Services	1.00	\$1,531.75	\$1,531.75
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,164.17
Total			\$4,164.17



INVOICE

Bella Vida CDD
Ft. Myers FL 33912
United States

Invoice # INV-SN-1300
Invoice Date: 3/1/2026
Due Date: 3/31/2026
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
Subscription start: 10/1/2025		Subtotal: \$384.38
Subscription end: 9/30/2026		Tax Total:
		Total: \$384.38
		Amount Paid: \$0.00
Direct Deposit Instruction:	Amount Due:	\$384.38

[Click Here to pay with Credit Card](#)



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8087814
Account Number: 258312000
Invoice Date: 02/25/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

MAR - 6 2026

Bella Vida CDD
C/O Rizzetta & Company
3434 Colwell Ave Ste 200
Tampa, FL 33614-8390
United States

BELA VIDA COMMUNITY DEVELOPMENTDISTRICT SPECIAL ASSESSMENTREFUNDING BOND, SERIES 2021 REVENUE

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**BELA VIDA COMMUNITY DEVELOPMENTDISTRICT
SPECIAL ASSESSMENTREFUNDING BOND, SERIES
2021 REVENUE**

Invoice Number:	8087814
Account Number:	258312000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 8087814
 Invoice Date: 02/25/2026
 Account Number: 258312000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

**BELA VIDA COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT REFUNDING BOND, SERIES
 2021 REVENUE**

Accounts Included 258312000 258312001 258312002 258312003 258312004
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 02/01/2026 - 01/31/2027				\$3,950.00
Incidental Expenses 02/01/2026 to 01/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



USA TODAY CO.

*LocaliQ FEB 13 2026

ACCOUNT NAME Bella Vida Community Development		ACCOUNT # 1124859	INV DATE 01/31/26
INVOICE # 0007552363	INVOICE PERIOD Jan 1- Jan 31, 2026	CURRENT INVOICE TOTAL \$687.38	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) -\$265.64	TOTAL CASH AMT DUE* \$421.74	

BILLING ACCOUNT NAME AND ADDRESS

Bella Vida Community Development
3434 Colwell Ave. Ste. 200
Tampa, FL 33614-8390



PAYMENT DUE DATE: FEBRUARY 28, 2026

Legal Entity: USA TODAY Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com

FEDERAL ID 47-2390983

Save A Tree! USA TODAY Co. is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
1/1/26	Balance Forward	\$0.00
1/6/26	PAYMENT - THANK YOU	-\$265.64

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/19/26	12006534	FNP Fort Myers News-Press	NOTICE OF PUBLIC HEARING		\$429.88
1/20/26	12006558	FNP Fort Myers News-Press	NOTICE OF RULE DEVELOPMENT		\$257.50

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

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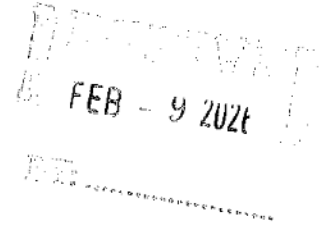
PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Bella Vida Community Development		ACCOUNT NUMBER 1124859		INVOICE NUMBER 0007552363		AMOUNT PAID
CURRENT DUE \$687.38	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS -\$265.64	TOTAL CASH AMT DUE* \$421.74
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$438.57
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

000112485900000000000000075523630004217467176

AFFIDAVIT OF PUBLICATION

Zachary Grubb
Bella Vida Community Development
3434 Colwell AVE # 200
Tampa FL 33614-8390


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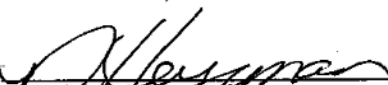
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:


FNP Fort Myers News-Press 01/19/2026
FNP news-press.com 01/19/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/19/2026



Legal Clerk



Notary, State of WI, County of Brown

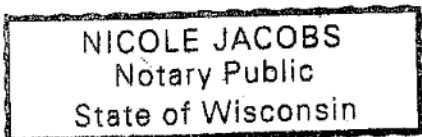
8-21-26

My commission expires

Publication Cost: \$429.88
Tax Amount: \$0.00
Payment Cost: \$429.88
Order No: 12006534 # of Copies: 2
Customer No: 1124859
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NICOLE JACOBS
Notary Public
State of Wisconsin



**NOTICE OF RULEMAKING
REGARDING THE AMENDED AND
RESTATED RULES OF
PROCEDURE OF BELLA VIDA
COMMUNITY DEVELOPMENT
DISTRICT**

A public hearing will be conducted by the Board of Supervisors of Bella Vida Community Development District ("District") on **February 4, 2026, at 5:00 p.m. at 3427 Malagrotta Circle, Cape Coral, Florida 33909.**

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 05. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Fort Myers News Press, Gannett on January 07, 2026.

The Amended and Restated Rules of Procedure may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

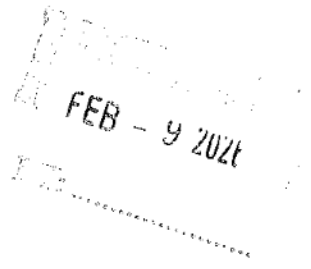
A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Belinda Blandon, District Manager, at Rizzetta & Company, Inc., 9530 Marketplace Road., Suite 206, Ft. Myers, Florida 33912; Email: bblandon@rizzetta.com; Phone: 239-936-0913.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record to the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

District Manager
Bella Vida Community Development
District
1/19/26 #12006534





Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Zachary Grubb
Bella Vida Community Development
3434 Colwell AVE # 200
Tampa FL 33614-8390

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 01/20/2026
FNP news-press.com 01/20/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/20/2026

Legal Clerk

[Handwritten signature: Amy Kelvett]
[Handwritten signature: Nicole Jacobs]

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost: \$257.50
Tax Amount: \$0.00
Payment Cost: \$257.50
Order No: 12006558 # of Copies: 2
Customer No: 1124859
PO #:

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Notary Public
State of Wisconsin

**NOTICE OF RULE DEVELOPMENT
BY BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, Bella Vida Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 05, to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rule-making proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Belinda Blandon, District Manager at Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Ft. Myers, Florida 33912; Email: bblandon@rizzetta.com; Phone: 239-936-0913.

District Manager
Bella Vida Community Development
District
1/20/26 #12006558

FEB - 9 2026

USA TODAY CO.



MAR 12 2026

ACCOUNT NAME Bella Vida Community Development		ACCOUNT # 1124859	INV DATE 02/28/26
INVOICE # 0007597728	INVOICE PERIOD Feb 1- Feb 28, 2026	CURRENT INVOICE TOTAL \$243.98	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) -\$265.64	TOTAL CASH AMT DUE* \$665.72	

BILLING ACCOUNT NAME AND ADDRESS

Bella Vida Community Development
3434 Colwell Ave. Ste. 200
Tampa, FL 33614-8390



PAYMENT DUE DATE: MARCH 31, 2026

Legal Entity: USA TODAY Media Corp.
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Date	Description	Amount			
2/1/26	Balance Forward	\$421.74			
Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/5/26	12060097	FNP Fort Myers News-Press	NOTICE OF RULE DEVELOPMENT		\$243.98

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$665.72
Service Fee 3.99%	\$26.56
*Cash/Check/ACH Discount	-\$26.56
*Payment Amount by Cash/Check/ACH	\$665.72
Payment Amount by Credit Card	\$692.28

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ACCOUNT NAME Bella Vida Community Development		ACCOUNT NUMBER 1124859		INVOICE NUMBER 0007597728		AMOUNT PAID
CURRENT DUE \$243.98	30 DAYS PAST DUE \$687.38	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS -\$265.64	TOTAL CASH AMT DUE* \$665.72
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$692.28
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

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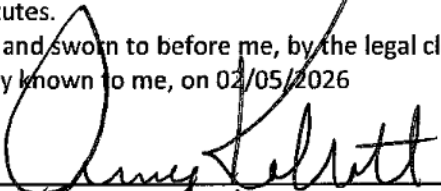
STATE OF WISCONSIN, COUNTY OF BROWN

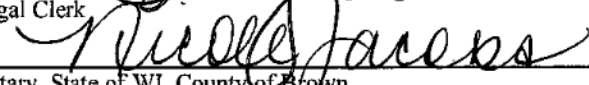
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FNP Fort Myers News-Press 02/05/2026
FNP news-press.com 02/05/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/05/2026



Legal Clerk


Notary, State of WI, County of Brown
8-21-26

My commission expires

Publication Cost: \$243.98
Tax Amount: \$0.00
Payment Cost: \$243.98
Order No: 12060097 # of Copies: 2
Customer No: 1124859
PO #:

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NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF RESCHEDULED PUBLIC MEETING BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bella Vida Community Development District ("District") will hold its rescheduled meeting on Thursday, February 12, 2026 at 5:00 p.m. at the Bella Vida Clubhouse, located at 3427 Malagrotta Circle, Cape Coral, Florida 33909. A copy of the agenda for the meeting can be obtained from the District Office at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.BellaVidaCDD.org. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. A speaker telephone will be present at the above location so that any Board Supervisor or staff member can attend the meeting by telephone and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. 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), for aid in contacting the District Office.

A 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 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 based.

Belinda Blandon
District Manager
02/05/2026

FEB 26 2026

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

FEB 26 2026

AFFIDAVIT OF PUBLICATION

Zachary Grubb
Bella Vida Community Development
3434 Colwell AVE # 200
Tampa FL 33614-8390

STATE OF WISCONSIN, COUNTY OF BROWN

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Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/05/2026

Legal Clerk

Amy Schultz
Nicole Jacobs

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost: \$243.98
Tax Amount: \$0.00
Payment Cost: \$243.98
Order No: 12060097 # of Copies:
Customer No: 1124859 2
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NICOLE JACOBS
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State of Wisconsin

NOTICE OF RESCHEDULED PUBLIC MEETING

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Bella Vida Community Development District ("District") will hold its rescheduled meeting on Thursday, February 12, 2026 at 5:00 p.m. at the Bella Vida Clubhouse, located at 3427 Malagrotta Circle, Cape Coral, Florida 33909. A copy of the agenda for the meeting can be obtained from the District Office at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.BellaVidaCDD.org. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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Belinda Blandon
District Manager
02/05/2026



Tab 3

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE RE-SCHEDULING AND NOTICING OF THE PUBLIC HEARING ON PROPOSED AMENDED AND RESTATED RULES OF PROCEDURE; 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 created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2026-01 on November 5, 2025, setting a public hearing for the adoption of the District’s proposed *Amended and Restated Rules of Procedure* on February 4, 2026, at 5:00 p.m. at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909; and

WHEREAS, the meeting at which the public hearing was scheduled to take place was cancelled; and

WHEREAS, the Board now desires to ratify the District Manager’s and District staff’s actions in re-scheduling the date and time of the public hearing on the proposed *Amended and Restated Rules of Procedure* for May 6, 2026, at 5:00 p.m. at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909, and causing notice thereof to be provided pursuant to Florida law; and

WHEREAS, the Board further desires to amend Resolution 2026-01 to reflect the same.

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

SECTION 1. Resolution 2026-01 is hereby amended to reflect the re-scheduled date and time of the hearing on the proposed *Amended and Restated Rules of Procedure* for the following date, time, and location:

DATE:	May 6, 2026
HOUR:	5:00 p.m.
LOCATION:	Bella Vida Clubhouse 3427 Malagrotta Circle Cape Coral, Florida 33909

SECTION 2. The actions of the District Manager and District staff in re-scheduling and re-noticing the hearing on the proposed *Amended and Restated Rules of Procedure* are hereby ratified and approved.

SECTION 3. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 4. Except as otherwise provided herein, all provisions of Resolution 2026-01 continue in full force and effect.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 6TH DAY OF MAY 2026.

ATTEST:

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Tab 4



MEMORANDUM

To: Board of Supervisors; District Staff
From: Kilinski | Van Wyk PLLC
Date: September 1, 2025
Re: Updated Provisions of the District’s Rules of Procedure

Please find attached to this memorandum an updated version of the previously adopted Rules of Procedure (“Rules”). Revisions were made to maintain consistency between the Rules and current Florida law, including statutory changes adopted in the 2025 Legislative Session, as well as to facilitate greater efficiency in the operation of the District. An explanation of each material change to the Rules is provided below. Minor formatting or proofreading changes are not summarized. Should you have any questions regarding the revisions to the Rules, please do not hesitate to contact your KVW attorney.

Business Hours

Language was added to Rules 1.0(3) and 3.11(1)(d) to clarify that the normal business hours of the District are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

Public Meetings, Hearings, and Workshops

Language was added to Rule 1.3(1)(d) to provide an earlier deadline for individuals to request accommodations for meeting participation. An individual requiring special accommodations to participate in the meeting, hearing, or workshop must contact the office of the District Manager at least three (3) business days prior to the scheduled meeting, hearing, or workshop.

Language was added to Rule 1.3(3) to provide examples of what may constitute “good cause” to amend a meeting agenda.

Language was added to Rule 1.3(6) to require that the notice for an emergency meeting include the specific reasons for the emergency meeting.

Notice of Rule Development

Rule 2.0(2) was revised to reflect the recent legislative change requiring the Notice of Rule Development to be published at least seven (7) days prior to the notice of rulemaking and thirty-five (35) days prior to the public hearing on the proposed rule. Rule 2.0(2) was also revised to require the Notice of Rule Development to include the following: (1) the grant of rulemaking authority for the proposed rule and the law being implemented; and (2) the proposed rule number.



Notices of Rulemaking

Rule 2.0(3) was also revised to reflect the recent legislative changes requiring the Notice of Rulemaking to include the following: (1) the proposed rule number; (2) the name, email address, and telephone number of the staff member who may be contacted regarding the intended action; and (3) the website where the statement of estimated regulatory costs may be viewed in its entirety, if applicable.

Rule 2.0(3) was further revised to require any material proposed to be incorporated by reference be available for inspection and copying by the public at the time of publication of the Notice of Rulemaking and to permit the Notice of Rulemaking to be delivered electronically to all persons named in the proposed rule or who have requested advance notice of rulemaking.

Petitions to Initiate Rulemaking

Rule 2.0(5) was revised to require the District’s Board of Supervisors to initiate rulemaking proceedings within thirty (30) calendar days of receiving a petition to initiate rulemaking proceedings, in accordance with Florida Statutes.

Emergency Rule Adoption

Rule 2.0(8) was amended to permit the District’s Board of Supervisors to adopt an emergency rule if it is necessitated by immediate danger to the public health, safety, or welfare, or if the Legislature authorizes the Board of Supervisors to adopt emergency rules. Notice of the emergency rules must include the Board of Supervisors’ findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

Rule Variances

Rule 2.0(12)(a) was amended to include safety-related concerns as an example of a “substantial hardship” which could justify a rule variance.

Competitive Purchases

Rule 3.0(3) was revised to incorporate the recent legislative change that prohibits the District from penalizing a bidder for performing a larger volume of construction work for the District or rewarding a bidder for performing a smaller volume of construction work for the District on a public works project as defined in Section 255.0992, *Florida Statutes*. A public works project is defined as “an activity that is paid for with any local or state-appropriated funds and that consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof owned in whole or in part by any political subdivision.” A public works project does not include the provision of goods, services, or work incidental to the public works project, such as security services, janitorial services, landscape services, maintenance services, or any other services that do not require a construction contracting license or involve supplying or carrying construction materials for a public works project.



Auditor Selection Committee Notices

Rule 3.2(6) was revised to require seven (7) days’ notice of Auditor Selection Committee meetings, in accordance with Florida Law regarding meeting notices.

Purchase of Insurance

Rule 3.3(2)(g) was amended to remove “geographic location” from the list of evaluation criteria for the purchase of insurance.

Construction Contract Bids

Rule 3.5(2)(e) was amended to clarify that mistakes in arithmetic extension of pricing may be corrected by the Board provided such corrections do not result in a material change to the bid amount or create an unfair advantage.

Emergency Construction Service Purchases

Rule 3.5(5) was amended to clarify the circumstances under which the District may undertake an emergency purchase of construction services.

Bid Protests

Rules 3.11(4) and (5) were amended to provide additional details regarding the required procedures for bid protests.

Facsimile Notices, Generally

Changes were made throughout the Rules to remove facsimile as a method of notice and to add electronic mail as an acceptable method of notice where permitted by law.

**AMENDED AND RESTATED RULES OF PROCEDURE
BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

EFFECTIVE AS OF MAY 6, 2026

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Rule 1.0 General.

- (1) Bella Vida Community Development District (“District”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (“Rules”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (“Board”) shall consist of five (5) members. Members of the Board (“Supervisors”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("District Manager") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation. Florida Open Meetings Laws apply to such Committees.
- (4) Record Book. The Board shall keep a permanent record book entitled “Record of Proceedings,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation in the county in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and Committees serving an advisory function shall be open to the public in accordance with the provisions of Chapter 286 of the Florida Statutes.
- (6) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "voting conflict of interest" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s Secretary prior to participating in any discussion with the Board on the matter. The Board member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner’s election or appointed to fill a vacancy of a seat last filled at a landowner’s election, the Board member may vote or abstain from voting on the matter at issue. If the Board

member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior twenty-four (24) months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include, but are not limited to, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules

is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature and volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "extensive" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("Coordinator") for the District as required by the Florida Commission on Ethics ("Commission"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to their affiliation with the District ("Reporting Individual"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located. "General circulation" means a publication that is printed and published at least once a week for the preceding year, offering at least 25% of its words in the English language, qualifies as a periodicals material for postal purposes in the county in which the District is located, is for sale to the public generally, is available to the public generally for the publication of official or other notices, and is customarily containing information of a public character or of interest or of value to the residents or owners of property in the county where published, or of interest or of value to the general public. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published in a newspaper not of limited subject matter, which is published at least five days a week, unless the only newspaper in the county is published less than five days a week, and shall satisfy the requirement to give at least seven (7) days' public notice stated herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "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 three (3) business days before the meeting/hearing/workshop by contacting the District Manager, Belinda Blandon, Rizzetta & Company, Inc., 9530 Marketplace Road., Suite 206, Ft. Myers, Florida 33912, (239) 936-0913, bblandon@rizzetta.com. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "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."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days before each meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any confidential and any confidential and exempt information, shall be available to the public at least seven days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval (“Meeting Materials”). Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into Meeting Materials. For good cause, which includes but is not limited to emergency situations, time-sensitive matters, or newly discovered information essential for Board consideration, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format, or similar format, in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comment
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager

1. Financial Report
 2. Approval of Expenditures
- Supervisor's requests and comments
Public comment
Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one and includes the specific reasons for the emergency meeting. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation in the District. After an emergency meeting, the Board shall publish in a newspaper of general circulation in the District, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. At each meeting, the Board shall set aside three (3) minutes per person, unless extended or reduced by the Chairperson based on the number of speakers and meeting agenda and other reasonable factors, and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board. Approval of invoices by the Board in excess of the

funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist. Extraordinary circumstances may include, but are not limited to, illness, family emergencies, or other significant schedule conflicts which prevent in-person meeting attendance.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, an opportunity for final board discussion and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
 - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.
- (14) Security and Fire safety Board Discussions. Portions of a meeting which relate to or would reveal a security or fire safety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, *Florida Statutes*, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
- (a) Prevent and detect “fraud,” “waste” and “abuse” as those terms are defined in section 11.45(1), *Florida Statutes*; and
 - (b) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (c) Support economical and efficient operations; and
 - (d) Ensure reliability of financial records and reports; and
 - (e) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of notice by the District. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District (“Rule”). Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Notice of Rule Development.
 - (a) Except when the intended action is the repeal of a Rule, the District shall provide notice of the development of a proposed rule by publication of a Notice of Rule Development in a newspaper of general circulation in the District before providing notice of a proposed rule as required by section (3) of this Rule. Consequently, the Notice of Rule Development shall be published at least seven (7) days before the notice of rulemaking described in Section 2.0(3), infra., and at least thirty-five (35) days prior to the public hearing on the proposed rule. The Notice of Rule Development shall indicate the subject area to be addressed by rule development, provide a short, plain explanation of the purpose and effect of the proposed rule, cite the grant of rulemaking authority for the proposed rule and law being implemented, include the proposed rule number, and include a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft, if available.
 - (b) All rules as drafted shall be consistent with Sections 120.54(1)(g) and 120.54(2)(b) of the Florida Statutes.
- (3) Notice of Proceedings and Proposed Rules.
 - (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall give notice of its intended action, including: a short, plain explanation of the purpose and effect of the proposed action, the proposed rule number (if applicable), a reference to the specific rulemaking authority pursuant to which the rule is adopted, a reference to the section or subsection of the Florida Statutes being implemented, interpreted, or made specific, and the name, e-mail address, and telephone number of the staff member who may be contacted regarding the intended action. The notice shall include a summary of the District’s statement of estimated regulatory costs and the website address where the complete statement of estimated regulatory costs may be viewed, if such a

statement has been prepared pursuant to Section 120.541(2), *Florida Statutes*, and a statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice. The notice shall additionally include a statement that any affected person may request a public hearing by submitting a written request within twenty-one (21) days after the date of publication of the notice. Except when intended action is the repeal of a rule, the notice shall include a reference to both the date on which and the place where the Notice of Rule Development required by section (2) of this Rule appeared.

- (b) The notice shall be published in a newspaper of general circulation in the District and each county in which the District is located not less than twenty-eight (28) days prior to the intended action. The proposed rule and any material proposed to be incorporated by reference shall be available for inspection and copying by the public at the time of the publication of notice.
 - (c) The notice shall be mailed, delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days prior to publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice by mail of District proceedings to adopt, amend, or repeal a rule. Such persons must furnish a mailing address and may be required to pay the cost of copying and mailing.
- (4) Rule Development Workshops. Whenever requested in writing by any affected person, the District must either conduct a rule development workshop prior to proposing rules for adoption or the Chairperson must explain in writing why a workshop is unnecessary. The District may initiate a rule development workshop but is not required to do so.
- (5) Petitions to Initiate Rulemaking. All Petitions to Initiate Rulemaking proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. Not later than thirty (30) calendar days following the date of filing a petition, the Board shall initiate rulemaking proceedings or deny the petition with a written statement of its reasons for the denial. If the petition is directed to an existing policy that the District has not formally adopted as a rule, the District may, in its discretion, notice and hold a public hearing on the petition to consider the comments of the public directed to the policy, its scope and application, and to consider whether the public interest is served adequately by the application of the policy on a case-by-case basis, as contrasted with its formal adoption as a rule. However, this section shall not be construed as requiring the District to adopt a rule to replace a policy.

- (6) Rulemaking Materials. After the publication of the notice referenced in section (3) of this Rule, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the following materials:
- (a) The text of the proposed rule, or any amendment or repeal of any existing rules;
 - (b) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (c) A copy of the statement of estimated regulatory costs if required by Section 120.541 of the Florida Statutes; and
 - (d) The published notice.
- (7) Hearing. The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the notice described in section (3) of this Rule, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. The District shall publish notice of the public hearing in a newspaper of general circulation within the District either in the text of the notice described in section (3) of this Rule or in a separate publication at least seven (7) days before the scheduled public hearing. The notice shall specify the date, time, and location of the public hearing, and the name, address, and telephone number of the District contact person who can provide information about the public hearing. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (8) Emergency Rule Adoption. The Board may adopt an emergency rule if it finds that it is necessitated by immediate danger to the public health, safety, or welfare which requires immediate action, or if the Legislature authorizes the Board to adopt emergency rules. Prior to the adoption of an emergency rule, the District Manager shall make reasonable efforts to notify a newspaper of general circulation in the District. Notice of the emergency rules together with the Board's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority shall be published as soon as possible in a newspaper of general circulation in the District. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule provided that such procedure protects the public interest and complies with applicable law and these provisions.
- (9) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may

be published in a newspaper of general circulation in the county in which the District is located.

- (10) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record. The record shall include, if applicable:
- (a) The texts of the proposed rule and the adopted rule;
 - (b) All notices given for a proposed rule;
 - (c) Any statement of estimated regulatory costs for the rule;
 - (d) A written summary of hearings, if any, on the proposed rule;
 - (e) All written comments received by the District and responses to those written comments; and
 - (f) All notices and findings pertaining to an emergency rule.
- (11) Petitions to Challenge Existing Rules.
- (a) Any person substantially affected by a rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
 - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a rule is substantially affected by it.
 - (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
 - (d) Within thirty (30) days after the hearing, the hearing officer shall render a decision and state the reasons therefor in writing.

- (e) Hearings held under this section shall be de novo in nature. The petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. The hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
 - (f) The petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (12) Variations and Waivers. A “variance” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “waiver” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "substantial hardship" means a demonstrated economic, technological, legal, safety-related, or other significant type of hardship to the person requesting the variance or waiver. For purposes of this section, "principles of fairness" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District Rule may file a petition with the District, requesting a variance or waiver from the District’s Rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;

- (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
- (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by Rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
- (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action.
- (13) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings. Policies adopted by the District which do not consist of rates, fees, rentals or other charges may be, but are not required to be, implemented through rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) “Competitive Solicitation” means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) “Continuing Contract” means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) “Contractual Service” means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) “Design-Build Contract” means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) “Design-Build Firm” means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) “Design Criteria Package” means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) “Design Criteria Professional” means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) “Emergency Purchase” means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) “Invitation to Bid” is a written or electronically posted solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) “Invitation to Negotiate” means a written or electronically posted solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) “Negotiate” means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) “Professional Services” means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.
- (m) “Proposal (or Reply or Response) Most Advantageous to the District” means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) “Purchase” means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

- (o) “Request for Proposals” or “RFP” is a written or electronically posted solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) “Responsive and Responsible Bidder” means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. “Responsive and Responsible Vendor” means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual, provided that for a public works project as defined in Section 255.0992, *Florida Statutes*, the District may not penalize a bidder for performing a larger volume of construction work for the District or reward a bidder for performing a smaller volume of construction work for the District;

- (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
- (viii) Whether the entity/individual is a certified minority business enterprise as defined in Section 287.0943, *Florida Statutes*.
- (q) “Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response” all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.0992, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "Project" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation in the District and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all

qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all consultants

by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Definitions.

- (a) "Auditing Services" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
- (b) "Committee" means the auditor selection committee appointed by the Board as described in section (2) of this Rule.

(2) Establishment of Auditor Selection Committee. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("Committee"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(3) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (4) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

- (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

- (i) Hold all required applicable state professional licenses in good standing;
- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (4) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (3) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation in the District and the county in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (5) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines

is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals.

- (6) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed at least seven (7) days in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (3)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (7) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.
- (8) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (9) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the District. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, relevant business presence and capability to service the District's needs, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be

awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all bidders by United States Mail, by hand delivery, or by overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed prequalification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall

include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(3) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
- i. One of the circumstances specified under Section 337.16(2), *Florida Statutes*, has occurred.
 - ii. Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
 - iii. The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
 - iv. The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
 - v. The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.
 - vi. The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
 - vii. The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status

shall remain suspended, revoked, or denied until the documents are furnished.

- viii. The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
 - ix. The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
 - x. The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
 - xi. An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
 - xii. The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term “contract crime” means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term “convicted” or “conviction” means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
 - xiii. Any other circumstance constituting “good cause” under Section 337.16(2), *Florida Statutes*, exists.
- (b) The pre-qualified status of a contractor found delinquent under Section 337.16(1), *Florida Statutes*, shall be denied, suspended, or revoked. A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor’s bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or

revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within ten (10) days after the receipt of the notice of intent, the hearing shall be held within thirty (30) days after receipt by the District of the request for the hearing. The decision shall be issued in writing within fifteen (15) business days after the hearing.

- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) If a contractor's pre-qualified status is revoked, suspended, or denied and the contractor receives an additional period of revocation, suspension, or denial of its pre-qualified status, the time periods will run consecutively.
- (f) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- i. Impacts on project schedule, cost, or quality of work;
 - ii. Unsafe conditions allowed to exist;
 - iii. Complaints from the public;
 - iv. Delay or interference with the bidding process;
 - v. The potential for repetition;
 - vi. Integrity of the public contracting process;
 - vii. Effect on the health, safety, and welfare of the public.
- (g) The District shall deny or revoke the pre-qualified status of any contractor and its affiliates for a period of 36 months when it is determined by the District that the contractor has, subsequent to January 1, 1978, been convicted of a contract crime within the jurisdiction of any state or federal court. Any such contractor shall not act as a prime contractor, material supplier, subcontractor, or consultant on any District contract or project during the period of denial or revocation.

(4) Reapplication and Reinstatement

- (a) A contractor whose qualification to bid has been revoked or denied because of contract crime may, at any time after revocation or denial, file a petition for

reapplication or reinstatement. However, a contractor may not petition for reapplication or reinstatement for a period of 24 months after revocation or denial for a subsequent conviction occurring within 10 years of a previous denial or revocation for contract crime.

- (b) If the petition for reapplication or reinstatement is denied, the contractor cannot petition for a subsequent hearing for a period of nine months following the date of the final order of revocation or denial.
- (c) If the petition for reapplication or reinstatement is granted, the contractor must file a current Application for Qualification with the Contracts Administration Office. Reinstatement shall not be effective until issuance of a Certificate of Qualification.

(5) Emergency Suspension and Revocation

- (a) The District may summarily issue an emergency suspension of a contractor's qualification to bid if it finds that imminent danger exists to the public health, safety, or welfare.
- (b) The written notice of emergency suspension shall state the specific facts and reasons for finding an imminent danger to the public health, safety, or welfare exists.
- (c) The District, within 10 days of the emergency suspension, shall initiate formal suspension or revocation proceedings in compliance with Rule 3.4(3), except the 10-day notice requirement shall not be construed to prevent a hearing at the earliest time practicable upon request of the aggrieved party.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.; §§ 14-22.012, 14-22.0121, 14-22.014, Fla. Admin. Code.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation in the District and in the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by United States Mail, electronic mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of competent jurisdiction of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years shall be deemed ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids,

proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board, provided such corrections do not result in a material change to the bid amount or create an unfair advantage. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all contractors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the

bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules only when there exists an immediate and serious need for construction services that cannot be met through normal procurement methods and the lack of such services would seriously threaten: (i) the District's ability to perform essential services; (ii) the preservation or protection of property or improvements; or (iii) the health, safety, or welfare of any person. The fact that an Emergency Purchase has occurred or is necessary, along with a detailed description of the basis for the emergency determination, shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board

that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation in the county in which the District is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past five (5) years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all consultants by United States Mail, hand delivery, electronic mail, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the

District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
 9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board should require that the contractor, before commencing the work, execute and record a payment and performance bond in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “goods, supplies, and materials” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five percent (5%). If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by electronic mail, United States Mail, or hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all vendors by United States Mail, electronic mail, hand delivery, , or overnight delivery service. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3,

3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by electronic mail or facsimile transmission. Filings are only accepted during normal business hours, which are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via certified mail, hand delivery, or email with delivery confirmation to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other qualified person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) calendar days from receipt of the recommended order in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Intervenors. Other substantially affected persons may join the proceedings as intervenors by filing a motion to intervene within 10 calendar days of the initial protest filing, on terms that shall not unduly delay the proceedings.
- (6) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (7) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective May 6, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Tab 5

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE; AND PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Bella Vida Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended (the “**Act**”), and being situated in the City of Cape Coral, Lee County, Florida; and

WHEREAS, the Act authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the *Amended and Restated Rules of Procedure* attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached *Amended and Restated Rules of Procedure* are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Amended and Restated Rules of Procedure shall remain in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with the Act.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of May 2026.

ATTEST:

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules of Procedure

EXHIBIT A

Amended and Restated Rules of Procedure

[attached beginning at following page]

Tab 6



Rizzetta & Company

Bella Vida Community Development District

www.bellavidacdd.org

Proposed Budget Fiscal Year 2026/2027

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Rizzetta & Company

Bella Vida Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2021	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$185,813.15	\$185,813.15
TOTAL REVENUES	\$185,813.15	\$185,813.15
EXPENDITURES		
Administrative		
Debt Service Obligation	\$185,813.15	\$185,813.15
Administrative Subtotal	\$185,813.15	\$185,813.15
TOTAL EXPENDITURES	\$185,813.15	\$185,813.15
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Lee County Early Payment Discounts (4%):

4.0%

GROSS ASSESSMENTS

\$193,555.36

Notes:

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

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received.

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$281,431.00	2025/2026 O&M Budget	\$265,426.00
Lee County Early Payment Discounts:	4%	\$11,726.29	2026/2027 O&M Budget	\$281,431.00
Tax Collector Fee (\$1.84 per parcel/line):		\$813.28		
2026/2027 Total:		\$293,970.57	Total Difference	\$16,005.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<i>Townhouse</i>	Series 2021 Debt Service	\$322.18	\$322.18	\$0.00	0.00%
	Operations/Maintenance	\$453.44	\$480.71	\$27.27	6.01%
	Total	\$775.62	\$802.89	\$27.27	3.52%
<i>Single Family</i>	Series 2021 Debt Service	\$495.66	\$495.66	\$0.00	0.00%
	Operations/Maintenance	\$697.61	\$739.55	\$41.94	6.01%
	Total	\$1,193.27	\$1,235.21	\$41.94	3.51%
<i>Clubhouse</i>	Series 2021 Debt Service	\$991.32	\$991.32	\$0.00	0.00%
	Operations/Maintenance	\$1,395.21	\$1,479.10	\$83.89	6.01%
	Total	\$2,386.53	\$2,470.42	\$83.89	3.52%

TOTAL O&M BUDGET		\$281,431.00
LEE COUNTY EARLY PAYMENT DISCOUNTS	4%	\$11,726.29
TAX COLLECTOR FEE (\$1.84 PER PARCEL / LINE)		\$813.28
TOTAL O&M ASSESSMENT		\$293,970.57

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2006 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2021	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	SERIES 2021		
		DEBT SERVICE ⁽¹⁾		EAU's	EAU's	O&M BUDGET		DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾	
Townhouse	130	130	0.65	84.50	21.26%	\$62,491.86	\$41,883.40	\$480.71	\$322.18	\$802.89
Single Family	311	304	1.00	311.00	78.24%	\$229,999.62	\$150,680.64	\$739.55	\$495.66	\$1,235.21
Clubhouse	1	1	2.00	2.00	0.50%	\$1,479.10	\$991.32	\$1,479.10	\$991.32	\$2,470.42
Total Community	442	435		397.50	100.00%	\$293,970.57	\$193,555.36			
LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%):						(\$12,539.57)	(\$7,742.21)			
Net Revenue to be Collected						\$281,431.00	\$185,813.15			

⁽¹⁾ Reflects the number of total lots with Series 2021 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2021 bond issue. Annual assessment includes principal, interest, and Lee County early payment discounts.

⁽³⁾ Annual assessment that will appear on the November 2026 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.

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.



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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 service 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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and 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).



Rizzetta & Company

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.

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.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights 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.



Rizzetta & Company

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.



Rizzetta & Company

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.

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.

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 7

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Bella Vida Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget which is on file and available for public inspection at the “**District’s Office**,” Rizzetta & Company, Inc., 9530 Marketplace Rd. Suite 206, Ft. Myers, FL 33912. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the

District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 05, 2026
HOUR: 5:00 p.m.
LOCATION: Bella Vida Clubhouse
3427 Malagrotta Circle
Cape Coral, Florida 33909

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF MAY, 2026.

ATTEST:

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Exhibit A
Proposed Budget for Fiscal Year 2027

Tab 8

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN ASSISTANT TREASURER 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 Lee County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2016-06; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

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

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

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

PASSED AND ADOPTED THIS 6th DAY OF MAY, 2026.

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 9

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE LEE COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Lee County, Florida ("**Supervisor of Elections**"), to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Donald Tremel	November 2028
2	Sarona Weyant	November 2028
3	Jenna Giampi	November 2028
4	Erik Sandsmark	November 2026
5	Phyllis Roberts	November 2026

2. GENERAL ELECTION SEATS. Seat 4 and Seat 5, with terms expiring in November 2026, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive \$200 per

meeting for their attendance; up to a maximum of \$4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District’s General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. 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.

9. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 6th day of May 2026

ATTEST:

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bella Vida Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson St, 3rd Floor, Fort Myers, Florida 33901. The Supervisor of elections may be contacted by phone at (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Bella Vida Community Development District has two (2) seats up for election through the general election process, specifically Seats 4 and 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

Publish on or before 05/25/2026

Tab 10

Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

Estimate

Date	Estimate #
4/23/2026	5378

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

Description	Qty	Cost	Total
At the Valle Santa Fenceline Planting			
Spray out a 1,545-foot by 4-foot area with Roundup for new shrubs		350.00	350.00
Install 7 gallon Clusia	515	75.00	38,625.00
Install 280 bags of Cocoa brown mulch	280	15.00	4,200.00
Irrigation Repairs	16	45.00	720.00
Labor-- 16 Hours @ \$45.00/ Hour			
Irrigation Repairs			
Parts			
1" Poly Pipe	1,545	2.00	3,090.00
Spot Spitters	515	2.10	1,081.50
Spot Spitter tubing	1,545	1.50	2,317.50
Sod Staples- 1,000 Box		130.00	130.00
1" Barb Coupler	3	4.00	12.00
1" Barb Tee	1	6.00	6.00
1" Steel Clamps	10	2.00	20.00
1" Barb Male Adapter	1	4.00	4.00
Hunter 1 1/2" PGV Valve	1	130.00	130.00
1 1/2" Male Adapter	1	4.00	4.00
2" x 1 1/2" Male Adapter	1	7.00	7.00
2" 90° Elbow	1	9.00	9.00
2" Tee	1	16.00	16.00
Come visit us at www.Pinnaclelandscapes.com!!	Total		

Customer Signature

Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

Estimate

Date	Estimate #
4/23/2026	5378

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

Description	Qty	Cost	Total
2" Slip Fix	1	35.00	35.00
2" Pipe	6	4.00	24.00
10" Round Valve Box	1	75.00	75.00
9V Batteries	2	7.00	14.00
Hunter Node	1	202.00	202.00
1 1/2" x 1" Slip x Thread Reducer Bushing	1	6.00	6.00
Come visit us at www.Pinnaclelandscapes.com !!		Total	\$51,078.00

Customer Signature _____

Tab 11



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 5, 2026
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2025
- **Next Election (Seats 4&5):** November 2026

**District
Manager's
Report**

April 24

2026

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<u>FINANCIAL SUMMARY</u>		<u>2/28/2026</u>
General Fund Cash Balance		
General Fund Investments		\$ 278,223.00
Debt Service Fund Investment Balance		\$ 277,089.00
Capital Projects Fund Investments		\$ 186,239.00
Total Cash and Investment Balances		\$ 741,551.00
General Fund Expense Variance:	\$15,444	Under Budget



Great View Sabal Palm Trimming Proposal – Great View is in the process of trimming the sabal palms.

Valle Santa Plantings – Pinnacle has provided a proposal for installation of plantings along the fence line of Valle Santa. This is for review by the Board.

House Bill 145 (Claims Against the Government): The Florida Legislature approved HB 145. The following is a summary of the provisions included in the legislation:

Increased Sovereign Immunity Caps

Effective October 1, 2026

The statutory liability caps will increase as follows:

- \$200,000 → \$350,000 per person
- \$300,000 → \$500,000 per occurrence

Changes to Notice of Claim Requirements

The bill shortens several timeframes associated with the pre-suit notice process:

- Notice of Claim window reduced from 3 years to 18 months after the claim accrues.
- Government agencies now have 4 months (down from 6 months) to respond to a Notice of Claim before it is deemed denied.
- Wrongful death and medical malpractice claims will continue to be subject to a 90-day review period.

Reduction in Statute of Limitations

The statute of limitations for negligence actions against governmental entities will be reduced:

- From 4 years → 2 years

Tab 8

RIZZETTA & COMPANY, INC.

9530 MARKETPLACE RD #206
FORT MYERS FL 33912

Lee County – Community Development Districts
FLORIDA

04/15/2026

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2026
Bella Vida	725
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

Send to: Kari Hardwick Khardwick@Rizzetta.Com Phone: 239-936-0913
Cc: Belinda Blandon: Bblandon@Rizzetta.com
Cc: Zachary Grubb: Zgrubb@Rizzetta.com