

# **BELLA TARA**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**March 6, 2023**

**BOARD OF SUPERVISORS**

**LANDOWNERS'**

**MEETING AGENDA**

**Bella Tara Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

February 27, 2023

Landowner(s)  
Bella Tara Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Landowner(s)

A Landowners' Meeting of the Bella Tara Community Development District will be held on March 6, 2023 at 3:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [All Seats]
  - A. Nominations
  - B. Casting of Ballots
    - Determine Number of Voting Units Represented
    - Determine Number of Voting Units Assigned by Proxy
  - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (five (5) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore,

two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidates elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 782 134 6157**

**Osceola News-Gazette**  
222 Church Street  
(407) 846-7600

I, Pamela Bikowicz, of lawful age, being duly sworn upon oath, deposes and says that I am the Bookkeeper of Osceola News-Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Kissimmee, for the County of Osceola, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**PUBLICATION DATES:**  
9 Feb 2023

16 Feb 2023

**Notice ID:** rePBGfY0RC81Vilq8RG  
**Notice Name:** BELLA TARA CDD LANDOWNERS' MEETING

**PUBLICATION FEE:** \$205.16

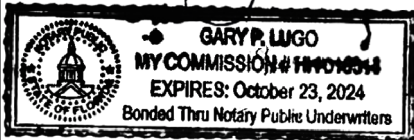
  
Bookkeeper

**VERIFICATION**

STATE OF FLORIDA  
COUNTY OF OSCEOLA

Signed or attested before me on this

February 02, 2023



  
Notary Public  
My Commission Expires: 10/23/2024

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE BELLA TARA COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Bella Tara Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 656.86 acres, north of Lake Tohopekaliga, south of Kissimmee Park Road and west of Ronald Reagan Turnpike in Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board"), and individually, "Supervisor". Immediately following the landowners' meeting there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

**DATE:** March 6, 2023  
**TIME:** 3:00 PM

**PLACE:** Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, FL 34746

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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 Manager's 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 such 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.

District Manager

February 9, 16, 2023

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE  
BELLA TARA COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: March 6, 2023

TIME: 3:00 P.M.

LOCATION: Hampton Inn & Suites by Hilton  
4971 Calypso Cay Way  
Kissimmee, Florida 34746

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Five (5) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The three candidates receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY  
 BELLA TARA COMMUNITY DEVELOPMENT DISTRICT  
 LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the District to be held at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746, on March 6, 2023 at 3:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
 WHALEY FARMS LLC  
 Printed Name of Legal Owner(s)

\_\_\_\_\_  
 Signature of Legal Owner

\_\_\_\_\_  
 Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
SEE ATTACHMENT 1	606.40 ACRES	607 VOTES

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** 607 VOTES

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

## ATTACHMENT 1

Parcel Number	Owner	Address	City State ZIP	Acres	Votes
29-26-30-4950-0001-0010	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	159.73	
29-26-30-0000-0010-0000	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	38.63	
29-26-30-0000-0020-0000	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	39.86	
29-26-30-0000-0030-0000	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	39.41	
32-26-30-0000-0010-0000	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	39.43	
32-26-30-0000-0020-0000	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	45.37	
32-26-30-4950-0001-0010	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	85.4	
32-26-30-4950-0001-0340	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	40.6	
28-26-30-4950-0001-0080	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	65.46	
33-26-30-4950-0001-0060	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	52.51	
				606.40	<b>607</b>
29-26-30-4950-0001-0015	OSCEOLA COUNTY	1 COURTHOUSE SQ STE 3100	KISSIMMEE, FL 34741	8.96	
28-26-30-4950-0001-1200	OSCEOLA COUNTY	1 COURTHOUSE SQ STE 3100	KISSIMMEE, FL 34741	10.12	
				19.08	<b>20</b>
<b>Total</b>			<b>Acres as per the Ordinance:</b>	<b>656.86</b>	



**OFFICIAL BALLOT**  
**BELLA TARA COMMUNITY DEVELOPMENT DISTRICT**  
**LANDOWNERS' MEETING**

**For Election (5 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the three (3) candidates receiving the next highest number of votes will each receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the District and described as follows:

<b><u>Description</u></b>	<b>Acreage</b>
(see attachment 1)	606.40 Acres

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_  
(Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
<b>1</b>		___ <b>Votes</b>
<b>2</b>		___ <b>Votes</b>
<b>3</b>		___ <b>Votes</b>
<b>4</b>		___ <b>Votes</b>
<b>5</b>		___ <b>Votes</b>

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

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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29-26-30-0000-0030-0000	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	39.41	
32-26-30-0000-0010-0000	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	39.43	
32-26-30-0000-0020-0000	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	45.37	
32-26-30-4950-0001-0010	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	85.4	
32-26-30-4950-0001-0340	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	40.6	
28-26-30-4950-0001-0080	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	65.46	
33-26-30-4950-0001-0060	WHALEY FARMS LLC	15481 SW 12TH ST #309	SUNRISE, FL 33326	52.51	
				606.40	<b>607</b>
29-26-30-4950-0001-0015	OSCEOLA COUNTY	1 COURTHOUSE SQ STE 3100	KISSIMMEE, FL 34741	8.96	
28-26-30-4950-0001-1200	OSCEOLA COUNTY	1 COURTHOUSE SQ STE 3100	KISSIMMEE, FL 34741	10.12	
				19.08	<b>20</b>
<b>Total</b>			<b>Acres as per the Ordinance:</b>	<b>656.86</b>	