

**MINUTES OF MEETING  
BELLA TARA  
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Bella Tara Community Development District was 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.

**Present were:**

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Craig Perry	Proxy Holder
Dean Perry	
Tom Pagnotta	
Ernesto Mitsumasu	
Kevin Walsh	
Bob Gang (via telephone)	
Christina Baxter (via telephone)	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 3:18 p.m.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

Mr. Torres served as Chair to conduct the Landowners' meeting. Mr. Craig Perry is the designated Proxy Holder for Whaley Farms LLC, which owns 606.40 acres. Mr. Perry is eligible to cast up to 607 votes per Seat.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

**A. Nominations**

Mr. Craig Perry nominated the following:

- Seat 1 Ernesto Mitsumasu
- Seat 2 Craig Perry
- Seat 3 Dean Perry
- Seat 4 Tom Pagnotta
- Seat 5 Kevin Walsh

No other nominations were made.

**B. Casting of Ballots**

- **Determine Number of Voting Units Represented**

A total of 607 voting units were represented.

- **Determine Number of Voting Units Assigned by Proxy**

All 607 voting units were assigned by proxy to Mr. Craig Perry.

Mr. Craig Perry cast the following votes:

- Seat 1 Ernesto Mitsumasu 607 votes
- Seat 2 Craig Perry 607 votes
- Seat 3 Dean Perry 606 votes
- Seat 4 Tom Pagnotta 606 votes
- Seat 5 Kevin Walsh 606 votes

**C. Ballot Tabulation and Results**

The ballot tabulation, results and term lengths were as follows:

- Seat 1 Ernesto Mitsumasu 607 votes Four-year Term
- Seat 2 Craig Perry 607 votes Four-year Term
- Seat 3 Dean Perry 606 votes Two-year Term
- Seat 4 Tom Pagnotta 606 votes Two-year Term
- Seat 5 Kevin Walsh 606 votes Two-year Term

There were no Landowners' questions or comments.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned at 3:23 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair