

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

An Organizational Meeting of the Bella Tara Community Development District was held on March 6, 2023, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 3:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

**Present at the meeting were:**

Ernesto Mitsumasu	Chair
Craig Perry	Vice Chair
Tom Pagnotta	Assistant Secretary
Dean Perry	Assistant Secretary
Kevin Walsh	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Christina Baxter (via telephone)	Interim District Engineer
Bob Gang (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 3:24 p.m. Supervisors-Elect Ernesto Mitsumasu, Craig Perry, Tom Pagnotta, Dean Perry and Kevin Walsh, who were just elected at the Landowners' Meeting, were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Mitsumasu, Mr. Craig Perry, Mr. Pagnotta, Mr. Dean Perry and Mr. Walsh. All Supervisors are already familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Earlywine discussed Form 8B with which each Board Member will disclose a continuing conflict due to their relationship to the Developer. This will eliminate the need to declare a conflict at every vote. Each Form 8B will be kept on file and attached to specific meeting minutes, when necessary, if there is a voting conflict.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-01 and recapped the Landowners’ Election results, 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

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-02. Mr. Craig Perry nominated the following:

Chair	Ernesto Mitsumasu
Vice Chair	Craig Perry
Secretary	Craig Wrathell
Assistant Secretary	Tom Pagnotta
Assistant Secretary	Dean Perry
Assistant Secretary	Kevin Walsh
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL ITEMS**

**SIXTH ORDER OF BUSINESS**

**Consideration of the Following Organizational Items:**

**A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**

- Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Wrathell presented Resolution 2022-03 and the Fee Schedule and Management Agreement. He referred to the Fee Schedule, which reflects a reduced monthly Management Fee of \$2,000 prior the issuance of the first series of bonds and the Debt Service Fund Accounting/Assessment Collection Services fee takes effect for the second and subsequent bond issuances.

The remainder of the Fee Schedule is identical to that of the Ridge at Apopka CDD.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; and Providing an Effective Date, was adopted.**

**B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: Kutak Rock LLP**

Mr. Earlywine presented Resolution 2023-04 and the Kutak Rock LLP Fee Agreement.

**On MOTION by Mr. Craig Perry and seconded by Mr. Mitsumasu, with all in favor, Resolution 2023-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.**

**C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-05.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.**

**D. Resolution 2023-06, Appointing an Interim District Engineer for the Bella Tara Community Development District, Authorizing Its Compensation and Providing for an Effective Date**

- **Interim Engineering Services Agreement: *Poulos & Bennett, LLC*.**

Mr. Torres presented Resolution 2023-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-06, Appointing Poulos & Bennett, LLC as Interim District Engineer for the Bella Tara Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement, was approved.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Mr. Torres presented the RFQ for Engineering Services and Competitive Selection Criteria.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.**

**F. Board Member Compensation: 190.006 (8), F.S.**

The Board Members declined compensation.

**G. Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

This item was deferred.

**H. Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Walsh left the meeting.

Mr. Torres presented Resolution 2023-08.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was approved.**

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.**

- I. **Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Torres presented Resolution 2023-09.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

- J. **Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Torres presented Resolution 2023-10.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

- K. **Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair and other officers, in the Chair's absence, the authority to work with the District Engineer,

District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

Mr. Walsh returned to the meeting.

- L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-12.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.**

- M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Mr. Torres presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, the Request for Proposals for Annual Auditing Services and authorizing the District Manager to advertise the RFP, was approved.**

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, designating the Board of Supervisors as the Audit Committee, was approved.**

- N. Strange Zone, Inc., Quotation #M23-1004 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Mr. Torres presented the Strange Zone, Inc. (SZI) proposal.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Strange Zone, Inc., Quotation #M23-1004 for District Website Design, Maintenance and Domain Web-Site Design Agreement., in the amount of \$1,679.99 for the first year, was approved.**

**O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Mr. Torres presented the ADA Site Compliance proposal.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of \$210, was approved.**

**P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**I. Rules of Procedure**

**II. Notices [Rule Development and Rulemaking]**

These items were included for informational purposes.

Mr. Torres presented Resolution 2023-13.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-13, to Designate Date, Time and Place of May 30, 2023 at 1:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-14.

The following will be inserted into the Fiscal Year 2023 Meeting Schedule:



DATE: Fourth Tuesday of the month

TIME: 1:00 PM

LOCATION: Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023, as amended, and Providing for an Effective Date, was adopted.**

**R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-15.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**S. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Torres stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and there is no interim reporting requirement, a Report will be prepared when necessary.

**T. Interlocal Agreement Between Osceola County, Florida and the Bella Tara Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices**

Mr. Torres presented the Interlocal Agreement.

**On MOTION by Mr. Craig Perry and seconded by Mr. Mitsumasu, with all in favor, the Interlocal Agreement Between Osceola County, Florida and the Bella Tara Community Development District Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices, was approved.**

**BANKING ITEMS**

**Consideration of the Following Banking  
Items:**

- A. Resolution 2023-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Torres presented Resolution 2023-16.

**On MOTION by Mr. Craig Perry and seconded by Mr. Mitsumasu, with all in favor, Resolution 2023-16, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

- B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Mr. Torres presented Resolution 2023-17.

**On MOTION by Mr. Craig Perry and seconded by Mr. Mitsumasu, with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.**

**BUDGETARY ITEMS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary  
Items:**

- A. Resolution 2023-18, Approving Proposed Budgets for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-18 and the proposed Fiscal Years 2023 and 2024 budgets.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-18, Approving Proposed Budgets for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for May 30, 2023 at 1:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

**B. Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements**

Mr. Torres presented the Budget Funding Agreements.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements, were approved.**

**C. Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Wrathell presented Resolution 2023-19.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.**

**D. Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-20. Funding Requests will be submitted to Mr. Mitsumasu.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

**E. Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Torres presented Resolution 2023-21.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

**F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2023-22.

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Torres presented Resolution 2023-23.

**On MOTION by Mr. Craig Perry and seconded by Mr. Mitsumasu, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

**H. Consideration of E-Verify Memo with MOU**

Mr. Torres presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

**BOND FINANCING ITEMS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Bond Financing Related Items:**

**A. Bond Financing Team Funding Agreement**

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, the Bond Financing Team Funding Agreement, was approved.

**B. Engagement of Bond Financing Professionals**

Mr. Torres presented the following.

**I. Underwriter/ Investment Banker: *FMSbonds, Inc.***

On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, the FMSbonds, Inc., Agreement for Underwriting Services and G-17 Disclosure, was approved.

**II. Bond Counsel: *Greenberg Traurig, P.A.***

On MOTION by Mr. Craig Perry and seconded by Mr. Mitsumasu, with all in favor, the Greenberg Traurig, P.A. Engagement Letter, was approved.

**III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.***

On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, the U.S. Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.

**C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Torres presented Resolution 2023-04.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-24, Designating a Date, Time, and Location of May 30, 2023 at 1:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746 for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Master Engineer’s Report**

Ms. Baxter stated an updated Master Engineer’s Report dated March 3, 2023 was distributed earlier today. She noted the following:

- The CDD consists of approximately 656.86 acres of land in Osceola County, Florida.
- The Report describes the Capital Improvement Plan (CIP) necessary to develop the CDD.
- The CIP anticipates 1,839 units subject to five Phases. The first four Phases will include Fee Simple lots totaling 1,334 units. The fifth Phase is anticipated to be a combination of single-family rental and multi-family rental units totaling 505 units.
- The CIP includes roadways, stormwater management, water, wastewater and reclaim utilities, hardscape, landscape and irrigation, undergrounding of electrical utilities, some environmental conservation, and off-site improvements.
- The CIP Cost Estimate totals \$90,544,000.

**On MOTION by Mr. Craig Perry and seconded by Mr. Mitsumasu, with all in favor, the Master Engineer’s Report, dated January 12, 2023, in substantial form, was approved.**

**E. Presentation of Special Assessment Methodology Report**

This item was deferred.

- F. Resolution 2023-25, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

This item was deferred.

- G. Resolution 2023-26, Authorizing the Issuance of Not to Exceed \$101,000,000 Aggregate Principal Amount of Bella Tara Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to, Stormwater Management System, Water, Sewer and Reclaimed Water Systems, Roadway Improvements, Landscaping, Irrigation and Hardscape In Public Rights of Way, Streetlights and Incremental Costs of Undergrounding Electric Utilities, Recreation Facilities, Mitigation and Conservation, Offsite Improvements and Associated Professional Fees And Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Bella Tara Community Development District, Osceola County, Florida, the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

Mr. Wrathell stated, in consideration of the recent adjustments to the CIP Cost Estimate in the Engineer's Report, totaling \$90,544,000, he will recommend grossing up the not-to-exceed amount of bonds to be validated in circuit court to \$124,180,000 and amending the Resolution, accordingly.

Mr. Gang presented Resolution 2023-26, which accomplishes the following:

- Authorizes issuance of not to exceed \$124,180,000 aggregate principal amount of bonds.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company N.A. as the Trustee, Registrar and Paying Agent.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-26, as amended, Authorizing the Issuance of Not to Exceed \$124,180,000 Aggregate Principal Amount of Bella Tara Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to, Stormwater Management System, Water, Sewer and Reclaimed Water Systems, Roadway Improvements, Landscaping, Irrigation and Hardscape In Public Rights of Way, Streetlights and Incremental Costs of Undergrounding Electric Utilities, Recreation Facilities, Mitigation and Conservation, Offsite Improvements and Associated Professional Fees And Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Bella Tara Community Development District, Osceola County, Florida, the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.**

Mr. Gang stated he will circulate an updated version of the Resolution.

**CONSTRUCTION ITEMS**

**TENTH ORDER OF BUSINESS**

**Consideration of the Following Construction Related Items:**

Mr. Earlywine presented the following:

**A. Acquisition Agreement**

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, the Acquisition Agreement, and authorizing the Chair to execute, was approved.**



**B. Temporary Construction Easement**

**On MOTION by Mr. Mitsumasu and seconded by Mr. Dean Perry, with all in favor, the Temporary Construction Easement, in substantial form, was approved.**

**C. Acquisition of Work Product**

**D. Discussion: Assignment of Site Work Contract**

These items were deferred.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

**B. District Engineer (Interim): Poulos & Bennett, LLC**

**C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no Staff Reports.

The next meeting will be held on May 30, 2023 at 1:00 p.m.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.


**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the meeting adjourned at 4:44 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair