

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

The Board of Supervisors of the Bella Tara Community Development District held Multiple Public Hearings and a Regular Meeting on 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.

Present at the meeting were:

Ernesto Mitsumasu (via telephone)	Chair
Craig Perry	Vice Chair
Tom Pagnotta (via telephone)	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	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:13 p.m. Supervisors, Craig Perry, Dean Perry and Walsh, were present. Supervisors Mitsumasu and Pagnotta addended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and

Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2023-27, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Bella Tara Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2023-27. This authorizes the CDD to utilize the services of the Tax Collector and Property Appraiser.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-27, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Bella Tara Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

**Rules of Procedure, Pursuant to Sections
120.54 and 190.035, Florida Statutes**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2023-28, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2023-28. Mr. Earlywine explained the purpose of the Rules of Procedure.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-28, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2023-29, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Public Hearing was closed.

Mr. Torres presented Resolution 2023-29. He reviewed the proposed Fiscal Year 2023 budget, which will be a Landowner-funded budget, with expenses paid as they are incurred.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-29, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2023-30, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Torres presented Resolution 2023-30. He reviewed the proposed Fiscal Year 2024 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2023 budget. Mr. Wrathell stated that the Fiscal Year 2024 budget anticipates bond issuance. This will be a Landowner-funded budget, with expenses paid as they are incurred.

Discussion ensued regarding Operation & Maintenance (O&M) expenses.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, Resolution 2023-30, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of 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

Mr. Earlywine discussed the bond issuance process, including bond validation, assessment process, Engineer’s and Methodology Reports, etc. The goal is to start the assessment process in June and finish it in early August, have the bond validation hearing in late August or early September and then issue bonds in September or October.

Regarding construction progress, Mr. Craig Perry stated that the hope is to start in October or November; the permitting process is underway. The CDD will be annexed into the City of St. Cloud.

This item was deferred to the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Construction Related Items

- A. Acquisition of Work Product**
- B. Assignment of Site Work Contract**

Mr. Earlywine stated these items are related to acquiring work product and site work contracts. There is no action to be taken today but these items should remain on the agenda.

This item was deferred.

NINTH ORDER OF BUSINESS

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

This item was deferred.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

Mr. Torres presented the Unaudited Financial Statements as of April 30, 2023

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the Unaudited Financial Statements as of April 30, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

Mr. Torres presented the following:

- A. March 6, 2023 Landowners' Meeting**
- B. March 6, 2023 Organizational Meeting**

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the March 6, 2023 Landowners' Meeting and March 6, 2023 Organizational Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

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

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING Date: June 27, 2023 at 1:00 PM**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Craig Perry and seconded by Mr. Dean Perry, with all in favor, the meeting adjourned at 1:44 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair