

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

The Board of Supervisors of the Bella Tara Community Development District held a Regular Meeting on June 27, 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	Chair
Tom Pagnotta (via telephone)	Assistant Secretary
Dean Perry	Assistant Secretary
Kevin Walsh	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Jere Earlywine (via telephone)	District Counsel
Christina Baxter (via telephone)	Interim District Engineer
Niyala Harrison (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:01 p.m.

Supervisors Dean Perry, Mitsumasu and Walsh, were present. Supervisor and Pagnotta addended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Master Engineer's Report

Ms. Baxter presented the Master Engineer's Report and noted that, since last presented, the Report was updated to add clarification relative to Phase R related to the multi

and single-family units and additional details in the narrative, with unit breakdowns relative to the costs.

FOURTH ORDER OF BUSINESS**Presentation of Master Special Assessment Methodology Report**

Mr. Torres presented the Master Special Assessment Methodology Report dated June 27, 2023 and noted the following:

- Envisions 431 townhome 22' units, 581 single-family 34' units, 500 single-family 50' units and 327 multi-family units for a total of 1,839 residential units.
- The proposed financing plan provides for the issuance of bonds in the principal amount of \$130,265,000 to finance total Capital Improvement Plan (CIP) costs of \$94,995,000.
- Of the total estimated CIP costs of \$94,995,000, \$8,103,010 is directly attributable to the multi-family units in Phase R.
- The bonds will be structured to be amortized in 30 annual installments, following a 24-month capitalized interest period.
- Tables 1 through 5, on Pages 13 and 14 reflect the Development Plan, Capital Improvement Plan (CIP), Preliminary Sources and Uses of Funds, Benefit Allocation and Bond Assessments Apportionment, respectively.

Mr. Earlywine discussed the breakout of the costs for the product types. The multi-family costs were broken out since it has its own parcel and has different benefit levels than the rest of the project, which is the \$8,103,000 amount; each multi-family unit will pay its own share of the \$8,103,000. The single-family and townhome units have their own Equivalent Residential Unit (ERU) factors.

Mr. Earlywine stated that the purpose today is to commence the assessment process for bond issuance. He suggested holding the public hearing in August and changes to the Reports can be made between now and the final assessment hearing. The bond validation hearing is set for September 27, 2023 and, although the bond funds will probably not be necessary until January 2024, the CDD might be in a position to issue bonds in late-September or early-October 2023.

FIFTH 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. Torres presented Resolution 2023-25.

On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in favor, 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 on August 22, 2023 at 1:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

SIXTH 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.

SEVENTH 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.

EIGHTH ORDER OF BUSINESS

Approval of May 30, 2023 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in favor, the May 30, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was nothing additional to report.

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

There was nothing additional to report.

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

- **NEXT MEETING Date: July 25, 2023 at 1:00 PM**
 - **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

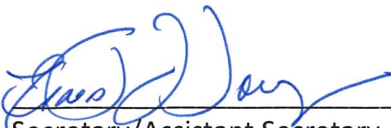
No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dean Perry and seconded by Mr. Mitsumasu, with all in favor, the meeting adjourned at 1:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair