

MINUTES OF MEETING
BELLA TARA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bella Tara Community Development District was held Tuesday, October 24, 2023 at 1:00 p.m. at the Hart Memorial Central Library, Room 120, 211 E. Dakin Avenue, Kissimmee, Florida.

Present and constituting a quorum were:

Ernesto Mitsumasu	Chairman
Craig Perry	Vice Chairman
Dean Perry	Assistant Secretary

Also present were:

George Flint	District Manager
Jere Earlywine <i>by phone</i>	District Counsel
Christy Baxter <i>by phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 22, 2023 Meeting

Mr. Flint presented the minutes from the August 22, 2023 meeting. He asked if the Board had the opportunity to review the minutes. Mr. Craig Perry commented on Item D. Master Special Assessment Methodology of the minutes stating that it was not “a 24-month capitalized interest period.” In response to Mr. Craig Perry’s comment, Mr. Dean Perry explained that it was based on the estimate. He added that for purposes of the master report, they max up the number.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the minutes of the August 22, 2023 meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01 Designating Assistant Secretary and Assistant Treasurer of the District

Mr. Flint stated that this resolution designates Rich Hans as an Assistant Secretary and Patti Powers as an Assistant Treasurer. He explained that they had previously adopted an officer resolution, but they didn't include Rich and Patti. Since the accounting was being done out of their office, this resolution allows them, for administrative efficiency, to be able to sign the checks and administer the bank account.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-01 Designating Rich Hans as an Assistant Secretary and Patti Powers as an Assistant Treasurer of the District, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Re-Designating District's Registered Agent and Office

Mr. Flint stated that this resolution designates the registered agent and office with the change from Wrathell to GMS. This resolution names Mr. Flint as the registered agent and his office in Orlando as the registered office.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-02 Re-Designating District's Registered Agent and Office, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-03 Designating the Primary Administrative Office and Principal Headquarters of the District

Mr. Flint stated that this resolution was deferred from a prior meeting. He explained that this resolution designates the primary administrative office and the principal headquarters for purposes of having a location within Osceola County. The primary office is Mr. Flint's office at 219 East Livingston Street and the principal headquarters is in St. Cloud.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-03 Designating the Primary Administrative Office and Principal Headquarters of the District, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Earlywine had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint stated that there was a copy of the financials through September 30, 2023 included in the agenda package. There is no action required by the Board. Mr. Craig Perry asked about the Egis Insurance Advisors. He asked if Mr. Flint was familiar with them. Mr. Dean Perry responded that they do 90% of the insurance business in Florida for CDDs. Mr. Flint explained that they provide a general liability policy for the District and public officials. Mr. Craig Perry suggested that they get a copy of that because they have a primary as the developer. Mr. Flint agreed.

ii. Ratification of Funding Request #8

Mr. Flint stated that this was transmitted to the developer under the Developer Funding Agreement. He explained that this was to fund the insurance, which was for Fiscal Year 2024, and it started on October 1st through September 30th.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Funding Request #8, was ratified.

iii. Ratification of Fiscal Year 2024 Meeting Schedule

Mr. Flint presented the annual meeting schedule to the Board. He explained that this schedule had them meeting on the fourth Tuesday of each month at 1:00 p.m. in this location. Brief discussion ensued on the meeting schedule.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Fiscal Year 2024 Meeting Schedule, was ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the meeting adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman