

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, March 26, 2024 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 <i>by phone</i>	Chairman
Craig Perry	Vice Chairman
Dean Perry	Assistant Secretary
Kevin Walsh	Assistant Secretary
Tom Pagnotta <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Jere Earlywine	District Counsel
Nicole Van Valkenburg	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present in person and two joined via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Flint noted that there were no members of the public present to provide comment, so the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the October 24, 2023 Meeting

Mr. Flint presented the minutes from the October 24, 2023 meeting. He asked if there were any comments, corrections, or questions. There being none, he asked for a motion of approval.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Minutes of the October 24, 2023 meeting, were approved, as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Notice of Release of Liens and Agreement for School District of Osceola County, Florida Property

Mr. Earlywine stated that a lot of times when there is a school district within the CDD they want to make sure they are not subjected to CDD assessments. This document states that as long as the school board owns the property and uses it for a governmental purposes, the District will not impose operation and maintenance assessments or debt services assessments. This is a document makes that point clear for both parties. Mr. Earlywine asked for a motion to adopt the agreement and to authorize the Chair to execute. Mr. Craig Perry made a motion to approve the notice of release of lien and agreement for the school board as long as the school board moves forward.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Notice of Release of Liens and Agreement for School District of Osceola County, Florida Property, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Assignment & City of St. Cloud Interlocal Agreement and Petitioner’s Agreement

Mr. Earlywine presented the interlocal agreement with Osceola County with the idea being the District accepts the obligations of the developer and release the developer under the prior agreements because the District will take on the responsibilities of the developer under the prior agreements. The county and city require the developer to put in certain enhancements and the agreement was originally for the developer to install those. Once the District is up and running, it assumes that responsibility and because of the annexation it also gets assigned to the city. This document sets all those parameters and requirements. It terminates the obligations of the developer because the District is taking on those responsibilities and also recognizes that the city is assuming the benefits of the agreement from the county. He offered to answer any questions and noted that they are looking for a motion to adopt the agreement and authorize the Chair to execute.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Assignment & City of St. Cloud Interlocal Agreement and Petitioner’s Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Underwriting Agreement & G-17 Disclosure Letter from FMSBonds, Inc.

Mr. Flint stated that this action item is an agreement with FMSBonds for underwriting services and includes the G-17 disclosure that are required to make under the MSRB rules. The fee is contingent on the actual bond issuant and is paid out of the proceeds of the bonds. He asked for any questions the Board may have. Hearing no questions, there was a motion of approval.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Underwriting Agreement & G-17 Disclosure Letter from FMSBonds, Inc., was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Earlywine had nothing further to report to the Board, so the next item followed.

B. Engineer

Ms. Van Valkenburg stated that they will send the supplemental report for Phase 1 to District Counsel and that will be approved at the same time as the delegated board resolution.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint stated that there was a copy of the financials through the end of February included in the agenda package. There is no action required by the Board.

ii. Ratification of Funding Requests #9 - #13

Mr. Flint presented funding requests #9 through #13 that have been transferred to the developer under the funding agreement.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Funding Requests #9 - #13, were 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