

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, June 12, 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

Also present were:

George Flint	District Manager
Jere Earlywine <i>by phone</i>	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 one joined via phone.

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

Organizational Matters

A. Acceptance of Resignation of Tom Pagnotta and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2025

Mr. Flint stated a resignation was received from Tom Pagnotta prior to the meeting. He asked for a motion to accept the resignation.

On MOTION by Mr. Dean Perry, seconded by Mr. Craig Perry, with all in favor, Accepting the Resignation of Tom Pagnotta, was approved.

Mr. Flint stated the remaining Board members will appoint a replacement. This seat has a term ending in November 2025. He asked for any nominations and Mr. Craig Perry nominated Alex Little.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Appointing Alex Little to the Board, was approved.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint noted Alex Little will be sworn in prior to the next meeting.

C. Consideration of Resolution 2024-05 Electing an Assistant Secretary

Mr. Flint asked for a motion to approve Resolution 2024-05 making Alex Little an Assistant Secretary.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-05 Electing Alex Little as Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 26, 2024 Meeting

Mr. Flint presented the minutes from the March 26, 2024 meeting. He asked if there were any comments, corrections, or questions. Hearing no changes from the Board, 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 March 26, 2024 meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing

Mr. Flint stated the Board is required to approve a proposed budget by June 15th of each year and then setting the public hearing for its final consideration. This budget is not binding on the Board. If any changes need to be made, they can be made between now and the public hearing. August 27th at 1:00 p.m. at this location is recommended for the public hearing. The proposed budget is substantially the same as the existing except some line items related to if the District issues bonds there are some expenses like trustee, dissemination agent, arbitrage services that have been added in event they do issue bonds.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2024-04 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for August 27 at 1:00 p.m., was approved.

SIXTH ORDER OF BUSINESS **Appointment of Audit Committee and Chairman**

Mr. Flint stated they need to go through the auditor selection process and the statutes prescribe the process to be followed including appointing an Audit Committee and designating the Chair. The Board can appoint themselves as the Audit Committee.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Appointing the Board as the Audit Committee and Craig Perry as the Chair, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

- A. Attorney**
 - i. Memorandum on Public Records Designations and Appointments**

Mr. Earlywine stated he is working on the interlocal agreement for the offsite roads. Mr. Perry noted they are working through part of that interlocal agreement that has to deal with the Triparty Developer Agreement that they have to independently sign with the city and the county. In terms of bond status, they are looking at the fourth quarter. Mr. Earlywine spoke on a public records memo regarding responsibilities of the records custodian and how that person is appointed.

- B. Engineer**

Ms. Van Valkenburg had nothing to report.

- C. District Manager’s Report**
 - i. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through April 30th. If the Board has any questions, those can be discussed. No action is required.

- ii. Ratification of Funding Requests #14 - #15**

Mr. Flint presented funding requests #14 - #15 which were transmitted to the developer per the funding agreement. Both include District Management and one includes District Counsel and a legal notice.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Funding Requests #14 - #15, were ratified.

iii. Presentation of Number of Registered Voters – 3

Mr. Flint stated as of April 15th the Supervisor of Elections thinks there are three people in the District. He noted they will follow up with them to provide names and addresses of those individuals to confirm if they are actually in the District or not.

iv. Form 1 Filing Reminder – Due July 1st

Mr. Flint stated Form 1 is done electronically on line with the Commission on Ethics due by July 1st.

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