

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, December 17, 2024, at 9:30 a.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
Alexander Little <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Jere Earlywine <i>by phone</i>	District Counsel
Nicolle Van Valkenburg <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 in person, constituting a quorum, and two Board members were present by phone.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Flint noted that there were no members of the public present.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 27, 2024, Board of Supervisors Meeting and Acceptance of Minutes of the August 27, 2024, Audit Committee Meeting

Mr. Flint presented the minutes from the August 27, 2024 Board meeting and the August 27, 2024 Audit Committee meeting minutes. Mr. Craig Perry made a motion to approve the minutes.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Minutes of the August 27, 2024 Board of Supervisors Meeting were approved as presented and the Minutes of August 27, 2024, Audit Committee Meeting, were accepted.

FOURTH ORDER OF BUSINESS

Ratification of Assignment of Contractor Agreement for Bella Tara Phase One Project – Jr. Davis Construction Company, Inc.

Mr. Craig Perry stated that they were going to amend the agreement. He noted that the price would be less than initially thought and added that there would be adjustments. Mr. Craig Perry asked if, until the bonds were paid, they were funding the CDD as the developer and if the CDD was paying for that contract.

Mr. Flint stated that if the contractor agreement is assigned to the District, the District would pay Jr. Davis Construction Company and send the funding request to him (Mr. Craig Perry). Mr. Craig Perry stated that work had started at the site. He noted that they had put in the silt fence. Mr. Craig Perry added that they hadn't paid them and asked if this could be postponed until they know exactly what the dollar amount is and until they have a better handle on the costs.

Mr. Earlywine agreed. Mr. Flint noted that it was ratified. Mr. Perry added that it was assigned, but they were waiting to see if they needed to hold off on the ratification. Mr. Earlywine said they would likely return with a change order. Mr. Flint asked if the assignment change had been sent to Jr. Davis Construction Company, Inc. Mr. Craig Perry stated that he had signed the assignment as well and asked Mr. Earlywine if he had sent it to Jr. Davis Construction Company, Inc.

Mr. Walsh stated there would be a few line items that would need to be changed because it went from the bid set of plans to the approved set of plans. He noted that there were lots of little things like a lift station change. He added that the road was deleted, but valves could have been added to the water lines. Mr. Perry noted that they would have to add another fence. He said that the first change order would be significant. Mr. Craig Perry motioned to approve the ratification subject to the change order.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Assignment of Contractor Agreement for Bella Tara Phase One Project – Jr. Davis Construction Company Inc. Subject to the Change Order, was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2024

Mr. Flint stated they would ratify the agreement on the grounds for the annual independent audit for FY24. He noted that Grau & Associates was their independent auditor. Mr. Craig Perry made a motion to approve.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2024, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Form of Interlocal Agreement Regarding Kissimmee Park Road Expansion – Added

Mr. Flint stated that they had added the sixth order of business, an Interlocal Agreement regarding the expansion of Kissimmee Park Road. Mr. Flint noted that Mr. Earlywine wanted to put this on the agenda and approve it substantially.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Form of Interlocal Agreement Regarding Kissimmee Park Road Expansion, was approved in substantially final form.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Earlywine asked Mr. Craig Perry if they were still doing bonds early next year. Mr. Perry replied that he would like a meeting in January. Mr. Earlywine agreed that January would give him time to complete the necessary reports/documents. Mr. Earlywine noted to Ms. Van Valkenburg that he had put together the Engineer's report based on a conversation with Interlocal. He added that he had included the First Phase infrastructure as well. Mr. Earlywine told Ms. Van Valkenburg what Mr. Flint needed in the report. She asked when the report would need to be ready. It must be prepared by the meeting on January 13, 2025. Mr. Flint noted that the next regular meeting will be January 28, 2025.

B. Engineer

Ms. Van Valkenburg had nothing new to report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. He asked if the Board had any questions, but no action was required.

ii. Ratification of Funding Requests #19 - #21

Mr. Flint presented funding requests #19 - #21, submitted under the developer per the funding agreement.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Funding Requests #19-#21, were ratified.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman