MINUTES OF MEETING
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakes at Bella Lago Community Development District held Public Hearings and a Regular Meeting on April 24, 2023, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:00 a.m., at the Holiday Inn and Suites, 620 Wells Road, Orange Park, Florida 32073.

Present at the meeting were:

D.J. Smith	Chair
Martha Schiffer	Vice Chair
Drew Ingoldsby	Assistant Secretary
Rose Bock	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Jennifer Kilinski	District Counsel
Peter Ma (via telephone)	Interim District Engineer

FIRST ORDER OF BUSINESS — **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 11:10 a.m. Supervisors Smith, Schiffer, Ingoldsby and Bock were present. Supervisor Germino was not present.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **Administration of Oath of Office to Elected Board of Supervisors *(the following will be provided in a separate package)***

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Supervisors Smith, Schiffer, Ingoldsby and Bock. He provided and briefly explained the following:

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Chapter 190, Florida Statutes

D. Financial Disclosure Forms

- **I. Form 1: Statement of Financial Interests**
- **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
- **III. Form 1F: Final Statement of Financial Interests**

E. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2023-27, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-27 and recapped the results of the Landowners' Election, as follows:

Seat 1	D.J. Smith	34 votes	4-Year Term
Seat 2	Drew Ingoldsby	32 votes	2-Year Term
Seat 3	Martha Schiffer	34 votes	4-Year Term
Seat 4	Megan Germino	32 votes	2-Year Term
Seat 5	Rose Bock	32 votes	2-Year Term

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, Resolution 2023-27, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2023-28, Electing the Officers of The Lakes at Bella Lago Community Development District and Providing for an Effective Date**

Mr. Torres presented Resolution 2023-28. Ms. Schiffer nominated the following slate of officers:

Chair	D.J. Smith
Vice Chair	Martha Schiffer
Assistant Secretary	Drew Ingoldsby

Assistant Secretary	Megan Germino
Assistant Secretary	Rose Bock
Assistant Secretary	Ernesto Torres

No other nominations were made. Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Ms. Schiffer and seconded by Ms. Bock, with all in favor, Resolution 2023-28, Electing the Officers of The Lakes at Bella Lago Community Development District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

A. Affidavit/Proof of Publication

B. Consideration of Resolution 2023-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Lakes at Bella Lago Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2023-29.

Ms. Kilinski stated this Resolution is necessary as it is a requirement for the CDD to indicate its intent for Clay County to collect the non-ad valorem assessments on a going forward basis.

On MOTION by Ms. Schiffer and seconded by Mr. Ingoldsby, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, Resolution 2023-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Lakes at Bella Lago Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

C. Master Engineer's Report ***(for informational purposes)***

D. Master Special Assessment Methodology Report ***(for informational purposes)***

Copies of items A through D were included for informational purposes.

Ms. Kilinski stated this is the process when levying a master lien, it essentially informs all property owners within the CDD of the maximum amount of assessments that the CDD will issue. She asked the District Engineer to review any changes in the Engineer's Report.

Mr. Ma gave a brief overview of the changes in the Master Engineer's Report, including costs, product types and the underground electric.

The following questions were asked and answered:

Ms. Kilinski: Based on your experience, are the costs estimate in your Engineer's Report reasonable and proper?

Mr. Ma: Yes, it is.

Ms. Kilinski: And do you have any reason to believe the District's Capital Improvement Plan (CIP) should not be carried out by the District?

Mr. Ma: No, there is no reason.

Mr. Torres stated the Master Special Assessment Methodology Report was updated to mirror the same product types in the Engineer's Report, as described by Mr. Ma. He gave a brief overview of the development program, product types, capital improvements, sources and uses of funds, 24-month capitalized interest period and the Tables on Pages 13 through 15. It is anticipated that the project will be developed in phases.

The following questions were asked and answered:

Ms. Kilinski: Can you confirm that the property does receive benefit from the capital improvement plan?

Mr. Torres: Yes.

Ms. Kilinski: Is that benefit properly-apportioned?

Mr. Torres: Yes.

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Ms. Schiffer and seconded by Ms. Bock with all in favor, the Public Hearing was closed.

- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.***

The Board, sitting as the Equalizing Board, made no changes to the assessments.

E. Consideration of Resolution 2023-30, Authorizing District Projects for Construction and/or Acquisition Of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such

Special Assessments by the Methods Provided for by Chapters 170, 190, And 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

Mr. Torres presented Resolution 2023-30 and read the title.

On MOTION by Ms. Schiffer and seconded by Mr. Smith, with all in favor, Resolution 2023-30, Authorizing District Projects for Construction and/or Acquisition Of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, And 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Resolution 2023-31, Amending Resolution 2023-13 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date**

This item was deferred.

NINTH 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.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

This item was deferred.

ELEVENTH ORDER OF BUSINESS **Approval of March 9, 2023 Organizational Meeting Minutes**

Mr. Wrathell presented the March 9, 2023 Organizational Meeting Minutes

On MOTION by Mr. Smith and seconded by Ms. Bock, with all in favor, the March 9, 2023 Organizational Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *Kilinski|Van Wyk, PLLC*

Ms. Kilinski stated the bond validation hearing is scheduled for June 1, 2023.

B. District Engineer (Interim): *England-Thims & Miller, Inc.*

There was no report.

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

- **NEXT MEETING DATE: TBD**
  - QUORUM CHECK

The next meeting will be held on May 22, 2023 at 11:30 a.m.

THIRTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Smith and seconded by Ms. Schiffer, with all in favor, the meeting adjourned at 11:31 a.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair