



Rizzetta & Company

Bella Vida Community Development District

Board of Supervisors' Meeting

May 07, 2024

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.bellavidacdd.org

**BELLA VIDA
COMMUNITY DEVELOPMENT DISTRICT**

Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909

Board of Supervisors	Sarona Weyant Phyllis Roberts Jenna Giampi Erik Sandsmark Donald Tremel	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Kilinski I VanWyk PLLC
District Engineer	Brent Burford	Johnson Engineering, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.bellavidacdd.org

April 30, 2024

**Board of Supervisors
Bella Vida Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Bella Vida Community Development District will be held on **Tuesday, May 7, 2024, at 5:00 p.m.**, at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, FL 33909. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 6, 2024, Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for January, February, March 2024 Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of the Proposed Budget(s) for Fiscal Year 2024/2025 Tab 3
 - 1. Consideration of Resolution 2024-01, Approving the Proposed Budget(s) for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Tab 4
 - B. Consideration of Resolution 2024-02, Implementing Section 190.006(3)(A)(C), Florida Statutes and Instructing that the Lee County Supervisor of Elections Conduct the District's General Elections Tab 5
 - C. Discussion and Consideration of Proposals for Lake Management Tab 6
 - 1. Allstate Resource Management, Inc.
 - 2. DCS Aquatic Management
 - 3. Mettauer Environmental
 - 4. Superior Waterway Services, Inc.
 - D. Discussion and Consideration of Johnson Engineering, Inc Hourly Rate Modification Tab 7
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 8
 - 1. Presentation of Registered Voter Count Tab 9
 - 2. Review of Campus Suite Website Compliance Report, March 2024, 1st Quarter Tab 10

6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

cc: Lauren Gentry, Kilinski I VanWyk PLLC

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**BELLA VIDA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bella Vida Community Development District was held on **Tuesday, February 6, 2024, at 5:02 p.m.** at the Bella Vida Clubhouse, 3427 Malagrotta Circle, Cape Coral, Florida 33909.

Present and constituting a quorum:

Sarona Weyant	Board Supervisor, Chair
Phyllis Roberts	Board Supervisor, Vice Chair
Jenna Giampi	Board Supervisor, Assistant Secretary
Erik Sandsmark	Board Supervisor, Assistant Secretary
Donald Tremel	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Molly Maggiano	District Counsel, Kilinski I Van Wyk PLLC

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Blandon called the meeting to order and read roll call.

SECOND ORDER OF BUSINESS **Public Comment**

Ms. Blandon opened the floor to comments from the public. There were none.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meeting held on November 7, 2023**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on November 7, 2023, and asked if there were any questions. There were none.

On a Motion by Ms. Weyant, seconded by Ms. Roberts, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 7, 2023, for the Bella Vida Community Development District.

FOURTH ORDER OF BUSINESS **Ratification of the Operations and Maintenance Expenditures for the Months of October, November, and December 2023**

50
51 Ms. Blandon advised the expenditures for the period of October 1-31, 2023, totaled
52 \$17,827.74, the expenditures for the period of November 1-30, 2023, totaled \$16,470.86,
53 and the expenditures for the period for December 1-31, 2023, totaled \$26,946.36. She
54 asked if there were any questions. There were none.
55

56 On a Motion by Ms. Weyant, seconded by Mr. Tremel, with all in favor, the Board Ratified
57 the Operations and Maintenance Expenditures for the Months of October 2023
58 (\$17,827.74), November 2023 (\$16,470.86), and December 2023 (\$26,946.36), for the
59 Bella Vida Community Development District.

60
61 **FIFTH ORDER OF BUSINESS**

**Consideration of Earth Tech
Environmental Proposal for Semi-
annual Preserve Maintenance
2024/2025**

62
63
64
65
66 Ms. Blandon provided an overview of the Earth Tech Environmental Proposal for
67 Semi-annual Preserve Maintenance 2024/2025. She responded to questions from the
68 Board.
69

70 On a Motion by Ms. Weyant, seconded by Ms. Giampi, with all in favor, the Board
71 Approved the Earth Tech Environmental Proposal for Semi-annual Preserve Maintenance
72 2024/2025, Subject to Preparation of an Agreement by District Counsel, for the Bella Vida
73 Community Development District.

74
75 **SIXTH ORDER OF BUSINESS**

Staff Reports

76
77 A. District Counsel

78 Ms. Maggiano advised the Board they would need to complete the ethics training by
79 the end of the calendar year. It is a four-hour requirement that would need to be
80 completed online. She advised that Form 1 would need to be filled out by July 1st
81 online. She responded to questions from the Board.
82

83 B. District Manager

84 Ms. Blandon advised the next regular meeting of the Bella Vida CDD is scheduled
85 for Tuesday, May 7, 2024, at 5:00 p.m. She advised that she will be presenting
86 the proposed budget for approval.
87

88 Ms. Blandon recommended the District bid out the Lake Maintenance Contract as
89 Solitude Lake Management had a lot of changes overall, and their service levels
90 are not up to par. The Board has directed Ms. Blandon to bid out the Lake
91 Maintenance Contract.
92

93 Ms. Blandon advised she provided the website audit for December 2023 4th
94 Quarter, and it was a clean audit.
95

96 The Board requested information regarding the fence line from Pinnacle
97 Landscaping and the plantings. Ms. Blandon stated that she has not. Board

98 discussion ensued. Ms. Blandon was advised that Ted Galeno told members of the
99 Board the irrigation would be completed after the fence line was complete so they can
100 start digging. The Board continued to advised Ms. Blandon that Pinnacle Landscaping
101 would level the dirt as several irrigation pipes are above the ground.
102

103 Ms. Blandon advised the Board that the trees have been trimmed.
104

105 **SEVENTH ORDER OF BUSINESS**

Supervisor Requests and Comments

106
107 Ms. Blandon asked if there were any Supervisor requests or comments. There were
108 no Supervisor requests or comments.
109

110 **EIGHTH ORDER OF BUSINESS**

Adjournment

111
112 Ms. Blandon advised there was no further business to come before the Board and
113 asked for a motion to adjourn.
114

115 On a Motion by Ms. Weyant, seconded by Mr. Tremel, with all in favor the Board adjourned
116 the meeting at 5:11 p.m., for the Bella Vida Community Development District.

117
118
119
120 _____
121 Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

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Operation and Maintenance Expenditures January 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 12,465.62**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Innersync Studio, Ltd	100116	21921	Quarterly Web Hosting 01/24	\$ 384.38
Kilinski / Van Wyk, PLLC	100117	8117	Legal Service 11/23	\$ 376.63
Kilinski / Van Wyk, PLLC	100117	8534	Legal Service 12/23	\$ 195.50
Pinnacle Landscapes, Inc.	100118	15778	Landscape Maintenance 12/23	\$ 6,227.50
Pinnacle Landscapes, Inc.	100118	15843	Irrigation Repairs 12/23	\$ 224.25
Rizzetta & Company, Inc.	100115	INV0000086455	District Management Fees 01/24	\$ 3,900.67
Solitude Lake Management, LLC	100119	PSI039010	Lake & Pond Management Services 01/24	<u>\$ 1,156.69</u>
Total Report				<u>\$ 12,465.62</u>

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Operation and Maintenance Expenditures February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 13,249.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bella Vida at Entrada Homeowners Assn Inc	100121	012924 Overpayment	Overpayment on Invoice 326-23-01C Off Roll Assessments 1/24	\$ 300.00
Donald Tremel	100124	DT020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Erik Sandsmark	100125	ES020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Jenna Giampi	100126	JG020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Johnson Engineering, Inc.	100130	48	Engineering Services 01/24	\$ 40.00
Kilinski / Van Wyk, PLLC	100131	8572	Legal Service 01/24	\$ 303.00
Phyllis J. Roberts	100127	PR020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Pinnacle Landscapes, Inc.	100128	15870	Landscape Maintenance 01/24	\$ 6,227.50
Pinnacle Landscapes, Inc.	100128	15930	Irrigation Repairs 01/24	\$ 321.50
Rizzetta & Company, Inc.	100120	INV0000087072	District Management Fees 02/24	\$ 3,900.67
Sarona Rahn Weyant	100129	SW020624	Board of Supervisors Meeting 02/06/24	\$ 200.00

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Operation and Maintenance Expenditures March 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2024 through March 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 16,255.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kilinski / Van Wyk, PLLC	100136	8828	Legal Service 02/24	\$ 662.89
Pinnacle Landscapes, Inc.	100133	15980	Landscape Maintenance 02/24	\$ 6,227.50
Pinnacle Landscapes, Inc.	100133	16023	Irrigation Repairs 02/24	\$ 267.50
Rizzetta & Company, Inc.	100132	INV0000087896	District Management Fees 03/24	\$ 3,900.67
Solitude Lake Management, LLC	100134	PSI055530	Lake & Pond Management Services 03/24	\$ 1,156.69
U.S. Bank	100135	7234332	Trustee Fees Series 2021 02/01/24-01/31/2025	\$ 4,040.63
Total Report				<u>\$ 16,255.88</u>

Tab 3



Rizzetta & Company

Bella Vida Community Development District

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Proposed Budget Fiscal Year 2024/2025

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**Proposed Budget
Bella Vida Community Development District
General Fund
Fiscal Year 2024/2025**

	Chart of Accounts Classification	Actual YTD thru 3-31-2024	Projected Annual Totals 2023/2024	Annual Budget FY 2023/2024	Projected Budget Variance 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023-2024	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 1,381	\$ 2,762	\$ -	\$ 2,762	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 264,781	\$ 264,781	\$ 264,087	\$ 694	\$ 264,089	\$ 2	
8	Off Roll*	\$ 1,338	\$ 1,338	\$ 1,339	\$ (1)	\$ 1,338	\$ (1)	
9								
10	TOTAL REVENUES	\$ 267,500	\$ 268,881	\$ 265,426	\$ 3,455	\$ 265,426	\$ 0	
11								
12	Balance Forward	\$ -				\$ -		
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 267,500	\$ 268,881	\$ 265,426	\$ 3,455	\$ 265,426	\$ 0	
14								
15	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 2,000	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	\$ 200.00 per meeting per Supervisor for 4 meetings per year.
21	Financial & Administrative							
22	Administrative Services	\$ 2,671	\$ 5,342	\$ 5,341	\$ (1)	\$ 5,501	\$ 160	3% Increase
23	District Management	\$ 8,580	\$ 17,160	\$ 17,159	\$ (1)	\$ 17,674	\$ 515	3% Increase
24	District Engineer	\$ 240	\$ 480	\$ 15,000	\$ 14,520	\$ 15,000	\$ -	Est. based on projected annual
25	Trustees Fees	\$ 4,041	\$ 4,041	\$ 3,600	\$ (441)	\$ 4,041	\$ 441	US Bank Trustee Fees
26	Assessment Roll	\$ 5,682	\$ 11,364	\$ 5,682	\$ (5,682)	\$ 5,852	\$ 170	3% Increase
27	Financial & Revenue Collections	\$ 2,841	\$ 5,682	\$ 5,682	\$ -	\$ 5,852	\$ 170	3% Increase
28	Printed Agendas	\$ -	\$ -	\$ 1,100	\$ 1,100	\$ 1,100	\$ -	Est.
29	Accounting Services	\$ 8,113	\$ 16,226	\$ 16,226	\$ -	\$ 16,713	\$ 487	3% Increase
30	Auditing Services	\$ -	\$ -	\$ 3,090	\$ 3,090	\$ 3,090	\$ -	As per contract with Berger Toombs Elam Gaines and Frank
	Bank Fees	\$ 1,862	\$ 2,483	\$ -	\$ (2,483)	\$ 2,843	\$ 2,843	
31	Miscellaneous Mailings	\$ -	\$ -	\$ 400	\$ 400	\$ 400	\$ -	
32	Public Officials Liability Insurance	\$ 2,572	\$ 2,572	\$ 2,968	\$ 396	\$ 2,829	\$ (139)	As per Egis' estimate
33	Legal Advertising	\$ 242	\$ 484	\$ 400	\$ (84)	\$ 400	\$ -	
35	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Florida Department of Economic Opportunity Annual Filing Fee
36	Tax Collector /Property Appraiser Fees	\$ 441	\$ 441	\$ 441	\$ -	\$ 441	\$ -	Lee County Tax Collector 1.00 per parcel
37	Website Hosting, Maintenance, Backup (and Email)	\$ 1,968	\$ 2,753	\$ 3,952	\$ 1,199	\$ 2,753	\$ (1,199)	Rizzetta Tech Services Fees \$ 2,400 plus Campus Suites ADA Compliance \$ 1,552.50.
38	Legal Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
39	District Counsel	\$ 2,233	\$ 4,466	\$ 15,000	\$ 10,534	\$ 15,000	\$ -	
40								
41	Administrative Subtotal	\$ 43,661	\$ 77,669	\$ 100,216	\$ 22,547	\$ 103,664	\$ 3,448	
42								
43	EXPENDITURES - FIELD OPERATIONS							
44								
45	Stormwater Control							
46	Aquatic Maintenance	\$ 6,940	\$ 13,880	\$ 19,635	\$ 5,755	\$ 14,118.00	\$ (5,517)	
47	Mitigation Area Monitoring & Maintenance	\$ -	\$ -	\$ 13,500	\$ 13,500	\$ 13,500.00	\$ -	Two maintenance events as per Earth Tech agreement plus vine treatments
48	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000.00	\$ -	
49	Other Physical Environment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
50	General Liability Insurance	\$ 2,572	\$ 2,572	\$ 2,967	\$ 395	\$ 3,086.40	\$ 119	As per estimate provided by Egis
51	Landscape Maintenance	\$ 42,184	\$ 84,368	\$ 95,000	\$ 10,632	\$ 97,389.00	\$ 2,389	As per estimate provided by Pinnacle
52	Tree Trimming Services	\$ -	\$ -	\$ 7,800	\$ 7,800	\$ 7,800.00	\$ -	
53	Landscape Replacements Plants, Shrubs, and Trees	\$ -	\$ -	\$ 21,308	\$ 21,308	\$ 20,869.00	\$ (439)	
55	Field Operations Subtotal	\$ 85,113	\$ 134,237	\$ 165,210	\$ 30,973	\$ 161,762	\$ (3,448)	
58								
59	TOTAL EXPENDITURES	\$ 128,774	\$ 211,906	\$ 265,426	\$ 53,520	\$ 265,426	\$ 0	

Bella Vida Community Development District

Debt Service

Fiscal Year 2024/2025

Chart of Accounts Classification	Series 2021	Budget for 2024/2025
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$185,813.15	\$185,813.15
TOTAL REVENUES	\$185,813.15	\$185,813.15
EXPENDITURES		
Administrative		
Debt Service Obligation	\$185,813.15	\$185,813.15
Administrative Subtotal	\$185,813.15	\$185,813.15
TOTAL EXPENDITURES	\$185,813.15	\$185,813.15
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Lee County Early Payment Discounts (4%): 4.0%

GROSS ASSESSMENTS **\$193,555.36**

Notes:

Tax Roll Early Payment Discount for Lee County is 4.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received.

**BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2024/2025 O&M Budget:		\$265,426.40	2023/2024 O&M Budget	\$265,426.90
Lee County Early Payment Discounts:	4%	\$11,059.43	2024/2025 O&M Budget	\$265,426.40
Tax Collector Fee (\$1.84 per parcel/line):		\$813.28		
2024/2025 Total:		<u><u>\$277,299.11</u></u>	Total Difference	<u><u>-\$0.50</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
Townhouse	Series 2021 Debt Service	\$322.18	\$322.18	\$0.00	0.00%
	Operations/Maintenance	\$453.44	\$453.45	\$0.01	0.00%
	Total	\$775.62	\$775.63	\$0.01	0.00%
Single Family	Series 2021 Debt Service	\$495.66	\$495.66	\$0.00	0.00%
	Operations/Maintenance	\$697.60	\$697.61	\$0.01	0.00%
	Total	\$1,193.26	\$1,193.27	\$0.01	0.00%
Clubhouse	Series 2021 Debt Service	\$991.32	\$991.32	\$0.00	0.00%
	Operations/Maintenance	\$1,395.21	\$1,395.22	\$0.01	0.00%
	Total	\$2,386.53	\$2,386.54	\$0.01	0.00%

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT
2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$265,426.40
LEE COUNTY EARLY PAYMENT DISCOUNTS	4%	\$11,059.43
TAX COLLECTOR FEE (\$1.84 PER PARCEL / LINE)		\$813.28
TOTAL O&M ASSESSMENT		\$277,299.11

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2021	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	SERIES 2021	TOTAL ⁽³⁾
		DEBT SERVICE ⁽¹⁾		EAU's	EAU's	O&M BUDGET		DEBT SERVICE ⁽²⁾	
Townhouse	130	130	0.65	84.50	21.26%	\$58,947.86	\$453.45	\$322.18	\$775.63
Single Family	311	304	1.00	311.00	78.24%	\$216,956.04	\$697.61	\$495.66	\$1,193.27
Clubhouse	1	1	2.00	2.00	0.50%	\$1,395.22	\$1,395.22	\$991.32	\$2,386.54
Total Community	442	435		397.50	100.00%	\$277,299.11			

LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%): (\$11,872.71)

Net Revenue to be Collected **\$265,426.40**

- ⁽¹⁾ Reflects the number of total lots with Series 2021 debt outstanding.
- ⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2021 bond issue. Annual assessment includes principal, interest, and Lee County early payment discounts.
- ⁽³⁾ Annual assessment that will appear on November 2024 Lee County property tax bill. Amount shown includes all applicable Lee County collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to day operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).



Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.



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Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.



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Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.



Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Tab 4

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Bella Vida Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 6, 2024
HOUR: 5:00 p.m.
LOCATION: Bella Vida Clubhouse
3427 Malagrotta Circle
Cape Coral, FL 33909

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Cape Coral and Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2024.

ATTEST:

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2024/2025 Proposed Budgets

Exhibit A
Fiscal Year 2024/2025 Proposed Budgets

Tab 5

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Bella Vida Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Cape Coral, Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Lee County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the 2024 general election (“**General Election**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT:

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Donald Tremel	November 2024
2	Sarona Weyant	November 2024
3	Jenna Giampi	November 2024
4	Erik Sandsmark	November 2026
5	Phyllis Roberts	November 2026

2. GENERAL ELECTION SEATS. Seat 1, currently held by Donald Tremel, Seat 2, currently held by Sarona Weyant, and Seat 3, currently held by Phyllis Roberts are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be

a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024 and each subsequent General Election thereafter unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 7th day of May 2024.

ATTEST:

**BELLA VIDA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Notice of Qualifying Period

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bella Vida Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at Melvin Morgan Constitutional Complex, 2480 Thompson St, 3rd Floor, Fort Myers, FL 33901, Phone: 239-LEE-VOTE (533-8683). All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Bella Vida Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 3, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

Tab 6



WATERWAY SURVEY REPORT

Customer: Bella Vida

Waterway #	Perimeter (Linear Feet)

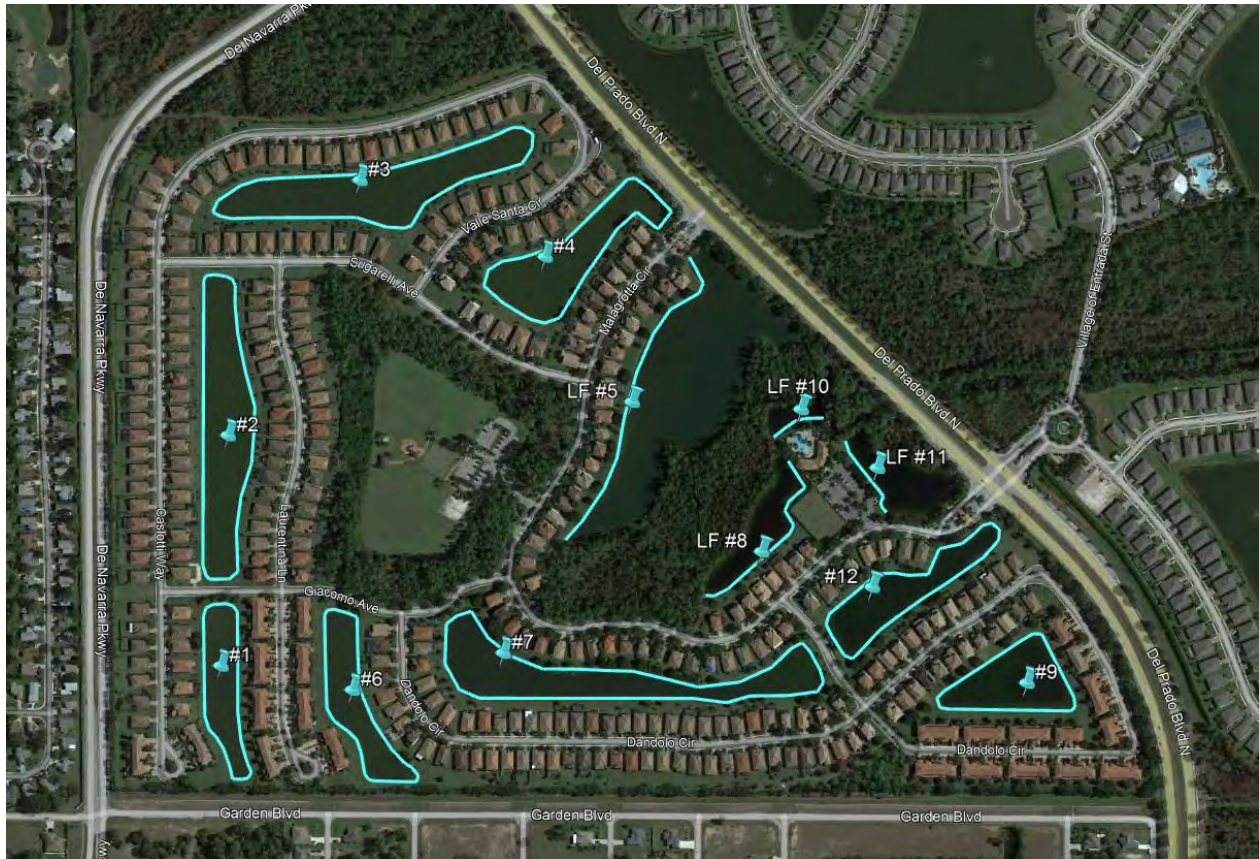
1. Lake #1	1,428
2. Lake #2	2,371
3. Lake #3	2,534
4. Lake #4	1,841
5. Lakefront #5	1,184
6. Lake #6	1,608
7. Lake #7	3,163
8. Lakefront #8	703
9. Lake #9	1,259
10. Lakefront #10	202
11. Lakefront #11	311
12. Lake #12	<u>1,674</u>

Total: 18,278

*Dimensions taken by satellite imaging.



SITE MAP – AREAS OF WORK





6900 S.W. 21st Court . Building 9 . Davie, FL 33317
Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770
Email: info@allstatemanagement.com

AQUATIC MANAGEMENT AGREEMENT

This agreement, dated April 1, 2024, is made between ALLSTATE RESOURCE MANAGEMENT, INC. (ARMI) and CUSTOMER:

Bella Vida Community Development District
3410 Malagrotta Circle (239) 936-0913
Cape Coral, Florida 33909. bblandon@rizzetta.com

Both Customer and ARMI agree to the following terms and conditions:

1. ARMI will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic site(s):

Eight (8) lakes and four (4) lakefronts (18,278 total linear foot perimeter – out to 20' from average watermark) located at Bella Vida in Lee County, Florida - map attached.

2. Customer agrees to pay ARMI the following amount during the term of this agreement for these specific waterway management services:

Algae and Aquatic Plant Control	\$1,475.00 / monthly
Border Grass and Brush Control to Water's Edge	Included
Monthly Water Testing (dissolved oxygen, pH, clarity, temp)	Included
Fish & Wildlife Monitoring	Included
Management Reporting	Included

Twenty-four (24) visits per year minimum, with treatments as necessary

Additional necessary visits at no extra cost

Optional Services

- Fish stocking (Bass, catfish, mosquitofish, bluegill, triploid grass carp*)
- Wetland planting
- Debris removal
- Water-related Insect & mosquito control
- Surface skimming boat with offsite disposal
- Storm drain system cleaning and repair
- Shoreline restoration / erosion control
- Time-zero (Initial) preserve monitoring report, if required
- Subsequent preserve monitoring reports

* Triploid grass carp stocking subject to required approval of Florida Fish & Wildlife Conservation Commission.

3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in advance in equal monthly installments.
4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.
5. ARMI agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife.
6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail; return receipt requested, to ALLSTATE RESOURCE MANAGEMENT, INC., 6900 SW 21st Court, Unit #9, Davie, Florida 33317. CUSTOMER agrees to pay for all services rendered by ARMI to date of termination of contract. ARMI reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products and fuel.
7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
8. FISH STOCKING: Annual Spring Fish Stocking optional - at an additional cost.
9. Addendums: See attached map, survey and report (where applicable).
 - A. Monthly water testing and monitoring as necessary for the success of the aquatic weed control program is included.

- B. Additional work as requested by customer such as trash clean-up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.
 - C. Optional debris removal will be defined as individual bottles, cups, cans, paper and other items not natural to the shoreline aquatic environment. We are not equipped to removal large items or quantities of dumped debris that are not easily handled by our workboat. **Debris removal does not include vegetation of any kind.**
 - D. As lakefronts are open to a larger body of water not under our care, we cannot be responsible for floating vegetation entering the treatment area between visits.
 - E. CUSTOMER is responsible for providing access to the lakefront for workboat launch and access.
10. Proof of insurance included.
11. This agreement constitutes the entire agreement of ARMI and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both ARMI and CUSTOMER.

ALLSTATE RESOURCE MANAGEMENT, INC. CUSTOMER ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

ALLSTATE (Signature)

CUSTOMER (Signature)

NAME / TITLE (Printed)

NAME / TITLE (Printed)

DATE

DATE

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-831-4000

VALID OCTOBER 1, 2022 THROUGH SEPTEMBER 30, 2023

DBA:
Business Name: ALLSTATE RESOURCE MANAGEMENT

Receipt #: 329-32692
Business Type: ALL OTHERS (WATERWAY/WETLAND
MGNT SERVICES)

Owner Name: STEVE WEINSIER
Business Location: 6900 SW 21 CT 9
DAVIE
Business Phone: 954-452-0386

Business Opened: 06/01/1998
State/County/Cert/Reg:
Exemption Code:

Rooms Seats Employees Machines Professionals
4

For Vending Business Only						
Number of Machines:				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
33.00	0.00	0.00	0.00	0.00	0.00	33.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

**THIS BECOMES A TAX RECEIPT
WHEN VALIDATED**

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
ALLSTATE RESOURCE MANAGEMENT
6900 SW 21 CT 9
DAVIE, FL 33317

Receipt # 03A-21-00003462
Paid 07/13/2022 33.00

2022 - 2023

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/02/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

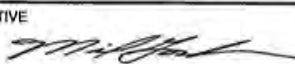
PRODUCER Brown & Brown of Florida, Inc. 1201 W Cypress Creek Rd Suite 130 Fort Lauderdale FL 33309		CONTACT NAME: Colleen Duncan PHONE (A/C, No, Ext): (954) 776-2222 E-MAIL ADDRESS: 053.certs@bbrown.com FAX (A/C, No): (954) 776-4446	
INSURED Allstate Resource Management, Inc., Allstate Fish and Wildlife Mgmt, 6900 SW 21st Court Building #9 Davie FL 33317		INSURER(S) AFFORDING COVERAGE INSURER A: Admiral Insurance Company NAIC # 24856 INSURER B: Infinity Assurance Insurance Company 39497 INSURER C: StarStone National Insurance Company 25496 INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 23-24 Ren **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			BX000000076-01	12/31/2023	12/31/2024	EACH OCCURRENCE \$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person) \$ 5,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 1,000,000
	<input checked="" type="checkbox"/> OTHER: Retention \$5,000						GENERAL AGGREGATE \$ 2,000,000
B	AUTOMOBILE LIABILITY			50000786201	12/31/2023	12/31/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						BODILY INJURY (Per person) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			SPE314980539	12/31/2023	12/31/2024	BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						PROPERTY DAMAGE (Per accident) \$
	DED RETENTION \$						Medical payments \$ 5,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			T10231142	12/31/2023	12/31/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$ 1,000,000
A	Contractors Pollution Liability			BX000000076-01	12/31/2023	12/31/2024	E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
	Transportation Pollution Liability						E.L. DISEASE - POLICY LIMIT \$ 1,000,000
							Each Occurrence \$2,000,000
							Each Occurrence \$2,000,000
							Shared General Agg. \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Allstate Resource Management, Inc. 6900 SW 21st Court Building #9 Davie FL 33317		CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 	
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State of Florida

Department of State

I certify from the records of this office that ALLSTATE RESOURCE MANAGEMENT, INC. is a corporation organized under the laws of the State of Florida, filed on March 9, 1998.

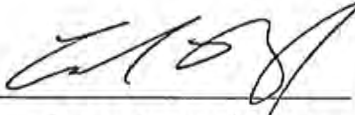
The document number of this corporation is P98000022579.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on February 7, 2024, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Seventh day of February, 2024*




Secretary of State

Tracking Number: 8606246448CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



DCS AQUATIC MANAGEMENT PLUS AGREEMENT

This agreement Dated March 5, 2024, is made between DeAngelo Contracting Services and "CUSTOMER" as described as follows:

Bella Vida CDD
3410 Malagrotta Cir.
Cape Coral, FL 33909

Belinda Blandon bblandon@rizzetta.com

Both CUSTOMER and DCS agree to the following:

1. Site Locations:

DCS will provide aquatic management services on behalf of the CUSTOMER in accordance with the terms and conditions of this Agreement at the following aquatic site(s): Cape Coral, FL

PHASE 1

LAKE #1	1.46	Acres	1437	Linear Feet	LAKE #7	3.80	Acres	3232	Linear Feet
LAKE #2	3.55	Acres	2388	Linear Feet	LAKE #8	1.32	Acres	1322	Linear Feet
LAKE #3	3.84	Acres	2569	Linear Feet	LAKE #9	1.86	Acres	1245	Linear Feet
LAKE #4	2.59	Acres	1855	Linear Feet					
LAKE #5	6.68	Acres	3136	Linear Feet					
LAKE #6	1.82	Acres	1625	Linear Feet					

PHASE 2

LAKE #10	0.31	Acres	598	Linear Feet
LAKE #11	1.30	Acres	1162	Linear Feet
LAKE #12	2.17	Acres	1720	Linear Feet

2. Contract Services: CUSTOMER agrees to pay DCS the following amounts during the term of this Agreement for these specific water management services:

- | | |
|--|----------|
| a. Algae Control | Included |
| b. Submersed and Floating Vegetation | Included |
| c. Border Grass and Brush Control to Water's Edge | Included |
| d. Water Testing Nutrients and Oxygen Levels (see Addendum 12a) | Included |
| e. Bacteria Testing | Included |
| f. Aquatics Consulting | Included |
| g. Fish Stocking (Bass and Bream) | Optional |
| h. Management Reporting sent at the end of the month | Included |
| i. Biological Control Agent Permit Applications (Triploid Grass Carp, Mosquito Fish) | Included |

Annual Program Investment \$18,552.00

Invoiced at the beginning of each month at \$1,546.00

We will perform 18 inspections per year.

Treatments are completed as necessary and will follow Florida Best Management Practices for management and control of aquatic vegetation and algae.

Scheduled Site Visits Per Month

January 1	February 1	March 2	April 2	May 2	June 2
July 2	August 2	September 1	October 1	November 1	December 1

3. Contract terms:

The term of this Agreement shall start on Month April 2024 for a term of 1 year (the "Term") and service shall be continuous without interruption unless this Agreement is terminated as provided for below. Contract addendum(s) may alter or change these terms and conditions.

4. Automatic Renewal:

At the end of the Term or any renewal thereof, this Agreement will Auto Renew.

5. Safety:

DCS agrees to furnish for use in inspecting and treating agreed to bodies of water all appropriate equipment and products, which in its sole discretion will provide safe and effective results for the specific site(s) following Florida law, rules, regulations and BMP -Best Management Practices for aquatics.

6. Insurance:

DCS agrees to maintain the following insurance coverage: Worker's Compensation, General Liability, Automobile Liability, Property and Casualty, Excess Liability and Business Interruption Coverage. CUSTOMER shall be listed as an "Additional Insured" at no extra charge. A Certificate of Insurance will be provided at the CUSTOMER's request.

7. Address Change:

If DCS or CUSTOMER undergoes a change in address, notification to the other party shall be made by email, or first-class mail. Written instructions including the new address and telephone number will be enclosed in the notification.

8. Management Change:

If the CUSTOMER undergoes a change of management or personnel in governing and administering of the CUSTOMER, this Agreement will remain in place unless and until terminated in accordance with Paragraph 11. It is the responsibility of the CUSTOMER to notify DCS of any management or personnel change by email or first-class mail. Customer is responsible for all invoices and past due amounts plus interest shall any invoice become past due because of said management changes.

9. Schedule of Payment and Penalties for past due invoices:

CUSTOMER will be invoiced monthly and agrees to pay DCS within thirty (30) days after date of invoice at DCS's home office at 100 N Conahan Dr, Hazleton, PA, 18201. Failure to pay the invoiced amount when due shall constitute a default after written notice and a 10 day opportunity to cure given by DCS to the customer.

10. Default:

If CUSTOMER defaults on any provision of this Agreement, CUSTOMER hereby agrees that DeAngelo Contracting Services may, at its sole discretion, seek any or all the following remedies: a. Termination of this Agreement. In this event, CUSTOMER agrees to make immediate payment of the amounts due. b. Filing of a mechanics lien on property for all monies due plus interest, DCS costs and attorney's fees incurred by DCS.

11. Termination Procedure:

This Agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to DCS, 527 South Church St., Hazleton, PA 18201.

12. OTHER ITEMS: - This is the area to add specific definitive language for the contract and define specific areas that are not covered under the contract.

- a. Water testing necessary for gathering specific and additional information for the purposes of determining any additional Aquatic Algae and Vegetation Control Treatment programs for a water body or bodies of the CUSTOMERS will require a signed Special Service Agreement (SSA) detailing the details of the testing and associated cost before testing begins and will be invoiced separately,
- b. Work or other expenses related to request(s) by CUSTOMER for services that are not specified in this contract will require a signed Special Service Agreement (SSA) detailing the requested additional services and associated costs before work may begin. This SSA will be invoiced separately upon completion of the work detailed in the SSA.
- c. The CUSTOMER is responsible for notifying DCS in advance of the signing of this contract if they utilize any of the water in their bodies of water for irrigation purposes. DCS may, when necessary, use products that have irrigation restrictions that is appropriate or necessary for aquatic vegetation control and management. DCS, will notify CUSTOMER in writing of any irrigation restrictions related to the use of the product(s). CUSTOMER agrees to follow the restrictions in its entirety and shall hold DeAngelo Contracting Services harmless related to any damages as a result of irrigating prior to expiration of irrigation restrictions.
- d. A sudden appearance of dead fish in a lake or pond causes considerable concern and alarm for most people. Most fish kill results from natural events, although people can influence their

frequency and severity. Fish kills usually result from too little oxygen in the water. While some result from spills or illegal discharges of toxic substances, most kills occur when oxygen dissolved in the water drops to levels insufficient for fish survival. For a dissolved oxygen or DO-related fish kill to occur, a combination of environmental conditions transpires simultaneously. Weather patterns, water temperature, depth and quality, amount and type of plant growth, fish community structure, along with the presence of viruses and bacteria are all factors that are necessary to trigger a fish kill. Lakes, ponds, and canals located in residential areas are particularly vulnerable to DO related fish kills. Developed areas create runoff that contain high amounts of nutrients. In addition, street and yard drainage that enters waterbodies can cause water quality problems. High levels of nutrients from fertilizers applied to lawns, golf courses and farms cause aquatic plants to thrive. Ponds with high nutrient levels produce dense growths of microscopic plants called algae. When sunlight is available, algae use nutrients and produce oxygen through the process of photosynthesis. Most oxygen available to fish comes from algae. During nighttime and cloudy weather, low sunlight causes algae to switch from photosynthesis to respiration, consuming oxygen needed by fish. During severe events, fish can suffocate from low DO. Most frequently, however, fish become stressed during a low DO period and become susceptible to viral or bacterial infections. Most times, fish can tolerate temporary lags in DO levels. Fish kills occur when several contributory factors occur simultaneously such as prolonged cloudy weather, drought conditions, overcrowded fish populations, excessive algae or other plant growths and high-water temperatures. Rarely is there a direct fish kill as a result of products used for treatment when applied at the specified label rates and use. The CUSTOMER agrees to hold DeAngelo Contracting Services harmless for any issues with fish or other aquatic life which occur as described above, unless there is willful or gross negligence on the part of DeAngelo Contracting Services.

3. Contract Documents:

This Agreement constitutes the entire Agreement of DeAngelo Contracting Services and the CUSTOMER. If any portion of this Agreement shall be held invalid or unenforceable, the remaining portions of this Agreement shall be binding upon both parties. No oral or written modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized agent of both DCS and CUSTOMER.

DeAngelo Contracting Services

CUSTOMER

PRINT NAME

PRINT NAME

DATE

DATE

The offer contained in this Agreement is valid for sixty (60) days only and must be returned to our office for acceptance within that period. If not accepted within that time, the offer shall be void.



19741 North River Rd., Alva, FL 33920 · (239) 728-1814 · www.ME-fl.com
 Certified General Contractor CGC1523027 · Commercial RUP Applicators: Natural Areas, Aquatic Areas, Right of Way

Vegetation Natural Areas	Storm Water Inspection	Erosion Repair
Vegetation Aquatic / Lakes	Storm Water Desilting	Planting
Fountains	Storm Water Repair / Modification	Landscaping
Aeration	Storm Water Maintenance	Other

AQUATIC CONTRACT STANDARD SCOPE OF SERVICES

March 2, 2024

Bella Vida CDD
 c/o Belinda Blandon, 239-936-0913, bblandon@rizzetta.com
 9530 Marketplace Rd, Suite 206
 Fort Myers, FL 33912

The following is an agreement between the contractor, Mettauer Environmental Inc., and the owner, Bella Vida CDD.

PROPERTY DESCRIPTION

	Acreage	Perimeter
Lake 1	1.45	1,410'
Lake 2	3.50	2,380'
Lake 3	3.75	2,530'
Lake 4	2.70	1,925'
Lake 5	6.95	3,075'
Lake 6	1.90	1,630'
Lake 7	3.80	3,220'
Lake 8	1.35	1,335'
Lake 9	1.85	1,270'
Lake 10	.55	750'
Lake 11	1.45	1,175'
Lake 12	2.25	1,720'

AQUATIC CONTRACT STANDARD SCOPE OF SERVICES

AERATION – SUBMERSED DIFFUSER SYSTEMS

Monthly Visual and Audio Inspection

This inspection will include:

Motor (Audio Inspection)

Visual Inspection of diffuser at surface of water

Customizations: NONE.

SHORELINE LITTORAL SHELF MAINTENANCE

LITTORALS

As part of our Littorals for Life program all existing littorals are guaranteed to thrive while in the care of Mettauer Environmental Inc. Should there be a loss in quantity or decline in density due to lake management practices we guarantee to replace them at no additional cost. Herbicide application will be highly targeted towards invasive exotic and nuisance vegetation that threatens the native habitat or proper function of the overall system.

Customizations: NONE

Site Notes: Littoral zones on some lakes were not present or needed plantings.

TRASH & DEBRIS

During regularly scheduled maintenance events our technicians will remove all trash present with in the lake bank easement. Customer provided onsite disposal.

Customizations: NONE

Site Notes: Small debris observed and noted in attached inspection report

BUFFER ZONE

Inspect drain grates, remove any debris that is impeding flow, notify client of potential landscape practices that are causing impeded flow.

Customizations: NONE

Site Notes: No drains were noted during inspection that were associated with the lakes.

SHORELINE EROSION

Inspect the perimeter for signs of washout or erosion damage. Should the technician find signs of erosion or washouts, we will make every effort to notify you immediately and we will notate it on our report. Your technician has the ability to quote the washout repair directly on the report at the time of discovery. Once the repair quote has been accepted in writing, the technician will make arrangements through your Mettauer Environmental account manager to repair the washout that same day or at the next available schedule opening depending on the size of the repair.

Customizations: NONE

Site Notes: Lake 2 had severe erosion

AQUATIC CONTRACT STANDARD SCOPE OF SERVICES

AQUATIC MANAGEMENT & REPORTING

State licensed Aquatic Pesticide Applicator Technician will:

AQUATIC WEEDS & ALGAE

Inspect the water body for visual signs of problems. The technician will use laboratory grade testing equipment to gather critical water quality report data. Specific data collected will include: pH, dissolved oxygen, water temperature & water clarity.

Based on the field assessment, using environmentally friendly herbicide and/or algicide products, the technician will build a custom prescription for that events treatment. Using best management practices all treatments will be target specific.

Algae Toxicity Testing is not standard and will be priced on as needed basis.

Customizations: Lake 5 had algae growth as well as a large amount of emergent vegetation. Lake 7 was infested with Baby Tears. Lake 9 had large amount of algae growth as well as emergent vegetation.

AQUATIC CONTRACT STANDARD SCOPE OF SERVICES

PRICING & SCHEDULE

MONTHLY: \$ 820.00
ANNUALLY: \$ 9,840.00

- Attachment "A"** – Site Map
- Attachment "B"** – Sample Monthly Inspection Report

SITE VISITS PER MONTH: ONCE
TREATMENT WILL BE CONDUCTED ONCE A MONTH. TASKS PERFORMED ON EACH TREATMENT WILL BE BASED ON EXISTING CONDITIONS AND THE TECHNICIANS PRESCRIPTION. ALL SERVICES WILL BE CONDUCTED MINIMUM ONCE A MONTH MAXIMUM TWICE A MONTH.

Contract Termination: Client and Mettauer Environmental Inc. have the right to terminate this contract upon annual renewal with written notification of contract termination. Upon date of termination, all payments for any materials and or services already completed shall be distributed immediately without penalties or fees.

Billing Cycle:
Invoices will be sent on or before the 5th day of the current month. Additional services purchased will be billed at the time of service.

Payment Terms:
Due on or before the 1st.

Acceptance Signature of Contract and Attachments Referenced Here In

Authorized Agent
Bella Vida CDD

Date

SonnyDan Backes, Business Developer

Date



Legend

- Boundary-LegalDesc031705
- CDD Conservation Areas
- CDD Drainage Esmts
- Lake Maintenance Easements
- Drainage Pipes, CDD Responsibility
- CDD Passive Recreational Easements
- CDD Landscape Areas
- Bella Vida CDD Parcels Per PA
- Bella Vida at Entrada HOA Per PA
- L-1 Lake Tract ID (plat map)
- LAKE 9 Master Drainage Plan Lake ID

NOTES:
 1. Parcels from Lee County Property Appraiser March 2019
 2. Aerial from Lee County, taken in 2019.
 3. CDD Passive Recreational Easements are based on Instrument #2005000056034.
 4. Bella Vida CDD is responsible for landscaping and maintenance outside of the perimeter fence.
 5. Northernly portion of referenced drainage pipe may not be within a drainage easement.

Attachment "A"

CDD RESPONSIBILITIES

BELLA VIDA CDD
 CAPE CORAL, FLORIDA

NO.	DESCRIPTION	DATE

DATE: 07/30/2019
 PROJECT NO. 20170285-001
 FILE NO. 00-00-00
 SCALE: As Shown

2018 Aerial CDD Responsibilities Map



Bella Vida CDD Lake Management Report Copy

Form Summary

Video Summary	Click to Download
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Summary Item Include Field(s)





Work Completed Today on Lake 1	Inspected lake very minimal algae present. No torpedo grass present. No littoral plants present multiple spots throughout entirety of lake overspray launch on bank will cause erosion and future.
Work Completed Today on Lake 2	Inspected lake no algae no torpedo grass very minimal alligator weed in south east corner no littoral zone plants found during inspection large drop off of escarpment along south east section of lake along walkway in Road
Work Completed Today on Lake 3	Inspected leak minimal torpedo grass and l'll alligator weed spread throughout lake and in Spike Rush, Spike Rush present on Lake
Work Completed Today on Lake 4	Inspected lake no algae, lots of torpedo grass. No littoral plants present observed during inspection.
Work Completed Today on Lake 5	Inspected lake lots of torpedo grass, dollar weed and Carolina Willow no the littoral plants observed during inspection
Work Completed Today on Lake 6	Inspected lake minimal torpedo grass minimal algae minimal alligator weed. No littoral plants found during inspection alligator was seen on Shoreline during inspection.
Work Completed Today on Lake 7	Inspected lake lots of flooding and submersed baby tears throughout lake minimal torpedo grass very minimal littoral plants
Work Completed Today on Lake 8	Inspected lake. Lake is in good shape. Minimal torpedo grass along edge. No access it seems to other side of lake except by boat
Work Completed Today on Lake 9	Inspected lake lake is in very rough shape. Lots of algae lots of torpedo grass no littoral zone plants observed during inspection.
Work Completed Today on Lake 10	Inspected lake minimal torpedo. Gas access along backside is tough to rain backpack only.
Work Completed Today on Lake 11	Inspection completed. Torpedo and alligator weed present in multiple locations also growing in the limited littoral plants on lake
Work Completed Today on Lake 12	Inspected lake lots of torpedo grass found only to arrowhead on entire lake recommend plantings recommend dye

Summary


Date	02-22-2024
Prepared By:	Mettauer Environmental Inc, 19741 N River Rd, Alva FL 33920
Prepared For:	Riverstone @ Naples, Naples FL
Applicator:	SonnyDan Backes CM19359
Video Summary	Click to Download

Lake 1 - 14.70 ac 4475 LF

Bella Vida CDD Lake Management Report Copy





<p>Lake 1</p>		 <p>Heavy over spray in multiple spots. Will cause erosion in the future.</p>
	 <p>Heavy over spray in multiple spots. Will cause erosion in the future.</p>	
	<p> 26.724571, -81.922637</p>	<p>02-22-2024 10:22 AM</p>
<p>Is Algae Present?</p>	<p>Filamentous Algae</p>	
<p>Algae Percentage</p>	<p>0-25%</p>	

Bella Vida CDD Lake Management Report Copy

Algae Photo		
Submersed Vegetation Present	None	
Emergent Vegetation Present	None	
Floating Vegetation Present	None	
Clarity	1-2'	
Temperature	NA	
Dissolved Oxygen Level	NA	
PH Level	NA	
Littorals Present	Soft Stem Bullrush	
Aeration Present	Not Present	
Fountain Present	Not Present	
Work Completed Today on Lake 1	Inspected lake very minimal algae present. No torpedo grass present. No littoral plants present multiple spots throughout entirety of lake overspray launch on bank will cause erosion and future.	

Lake 2 - 4.20 ac 2470 LF





Bella Vida CDD Lake Management Report Copy

<p>Lake 2</p>		 <p>Significant drop off a long edge of Lake along walkway</p>
<p> 26.724569, -81.922414</p>		<p>02-22-2024 10:25 AM</p>
<p>Is Algae Present?</p>	<p>None</p>	
<p>Submersed Vegetation Present</p>	<p>None</p>	
<p>Emergent Vegetation Present</p>	<p>Alligator weed</p>	
<p>Emergent Photo</p>		
<p>Floating Vegetation Present</p>	<p>None</p>	
<p>Clarity</p>	<p>1-2'</p>	
<p>Temperature</p>	<p>NA</p>	
<p>Dissolved Oxygen Level</p>	<p>NA</p>	


Bella Vida CDD Lake Management Report Copy

PH Level	NA
Littorals Present	Soft Stem Bullrush
Aeration Present	Not Present
Fountain Present	Not Present
Work Completed Today on Lake 2	Inspected lake no algae no torpedo grass very minimal alligator weed in south east corner no littoral zone plants found during inspection large drop off of escarpment along south east section of lake along walkway in Road



Lake 3 - 2.80 Ac 2360 LF

Lake 3		
	 26.721492, -81.917508	02-22-2024 10:33 AM
Is Algae Present?	None	
Submersed Vegetation Present	None	
Emergent Vegetation Present	Torpedo Grass, Alligator weed	
Emergent Photo		
Floating Vegetation Present	None	
Clarity	0-1'	
Temperature	NA	
Dissolved Oxygen Level	NA	

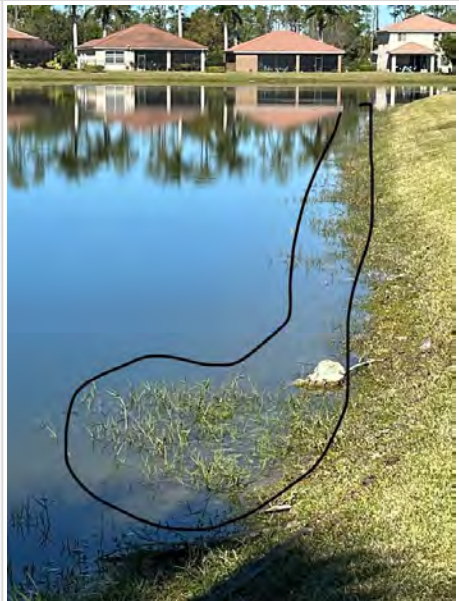

Bella Vida CDD Lake Management Report Copy

PH Level	NA
Littorals Present	Soft Stem Bullrush
Littoral Photo	
Aeration Present	Not Present
Fountain Present	Not Present
Work Completed Today on Lake 3	Inspected leak minimal torpedo grass and I'll alligator weed spread throughout lake and in Spike Rush, Spike Rush present on Lake



Lake 4 - 10.25 ac 5750 LF

Lake 4	
	<p> 26.720568, -81.917910 02-22-2024 10:37 AM</p>
Is Algae Present?	None
Submersed Vegetation Present	None
Emergent Vegetation Present	Torpedo Grass
Emergent Vegetation Thriving?	Yes




Bella Vida CDD Lake Management Report Copy

Emergent Photo		
Trash observed in lake. Circled in red		
Floating Vegetation Present	None	
Clarity	0-1'	
Temperature	NA	
Dissolved Oxygen Level	NA	
PH Level	NA	
Littorals Present	Soft Stem Bullrush	
Aeration Present	Not Present	
Fountain Present	Not Present	
Work Completed Today on Lake 4	Inspected lake no algae, lots of torpedo grass. No littoral plants present observed during inspection.	

Lake 5 - 2.60 Ac 2035 LF






Lake 5		
 26.719804, -81.918694 02-22-2024 10:43 AM		
Is Algae Present?	None	
Submersed Vegetation Present	None	

Bella Vida CDD Lake Management Report Copy


Emergent Vegetation Present	Torpedo Grass, Alligator weed	
Emergent Photo		
		
Floating Vegetation Present	None	
Clarity	0-1'	
Temperature	NA	
Dissolved Oxygen Level	NA	
PH Level	NA	
Littorals Present	Soft Stem Bullrush	
Aeration Present	Not Present	
Fountain Present	Not Present	
Work Completed Today on Lake 5	Inspected lake lots of torpedo grass, dollar weed and Carolina Willow no the littoral plants observed during inspection	

Lake 6 - 5.70 ac 3165 LF



Bella Vida CDD Lake Management Report Copy

<p>Lake 6</p>		 <p>Alligator on shoreline</p>
	<p> 26.723398, -81.922686</p>	<p>02-22-2024 10:14 AM</p>
<p>Is Algae Present?</p>	<p>Filamentous Algae</p>	
<p>Algae Photo</p>		
<p>Submersed Vegetation Present</p>	<p>None</p>	
<p>Emergent Vegetation Present</p>	<p>Torpedo Grass, Alligator weed</p>	



Bella Vida CDD Lake Management Report Copy

Emergent Photo		
Floating Vegetation Present	None	
Clarity	1-2'	
Temperature	NA	
Dissolved Oxygen Level	NA	
PH Level	NA	
Littorals Present	Soft Stem Bullrush	
Aeration Present	Not Present	
Fountain Present	Not Present	
Work Completed Today on Lake 6	Inspected lake minimal torpedo grass minimal algae minimal alligator weed. No littoral plants found during inspection alligator was seen on Shoreline during inspection.	




Lake 7 - 10 ac 3475 LF

Lake 7		
	 26.718772, -81.923032	02-22-2024 09:53 AM
Is Algae Present?	None	
Submersed Vegetation Present	Hydrilla	

Bella Vida CDD Lake Management Report Copy




Submersed Photo	 <p data-bbox="531 969 992 1041">Baby tears growing from the bottom of lake</p>	
Emergent Vegetation Present	Torpedo Grass	
Emergent Photo		
Floating Vegetation Present	None	

Bella Vida CDD Lake Management Report Copy


<p>Floating Photo</p>		
		
	<p>All floating mats of baby tears</p>	
<p>Clarity</p>	<p>Over 2'</p>	
<p>Temperature</p>	<p>NA</p>	
<p>Dissolved Oxygen Level</p>	<p>NA</p>	
<p>PH Level</p>	<p>NA</p>	
<p>Littorals Present</p>	<p>Soft Stem Bullrush</p>	
<p>Aeration Present</p>	<p>Not Present</p>	
<p>Fountain Present</p>	<p>Not Present</p>	
<p>Work Completed Today on Lake 7</p>	<p>Inspected lake lots of flooding and submersed baby tears throughout lake minimal torpedo grass very minimal littoral plants</p>	

Lake 8 - 5.75 ac 2980 LF





Bella Vida CDD Lake Management Report Copy

Lake 8		
	 26.718882, -81.921173	02-22-2024 09:40 AM
Is Algae Present?	None	
Submersed Vegetation Present	None	
Emergent Vegetation Present	Torpedo Grass	
Emergent Vegetation Thriving?	No	
Emergent Photo		
Floating Vegetation Present	None	
Clarity	Over 2'	
Temperature	NA	
Dissolved Oxygen Level	NA	
PH Level	NA	
Littorals Present	Soft Stem Bullrush	





Bella Vida CDD Lake Management Report Copy

Littoral Photo		
Aeration Present	Not Present	
Fountain Present	Not Present	
Work Completed Today on Lake 8	Inspected lake. Lake is in good shape. Minimal torpedo grass along edge. No access it seems to other side of lake except by boat	

Lake 9 - 1.75 Ac 1150 LF

Lake 9		
	 26.717552, -81.923720	02-22-2024 10:02 AM
Is Algae Present?	Filamentous Algae	
Algae Percentage	0-25%	
Algae Photo		





Bella Vida CDD Lake Management Report Copy

		
Submersed Vegetation Present	None	
Emergent Vegetation Present	Torpedo Grass	
Emergent Vegetation Thriving?	Yes	
Emergent Photo		
Floating Vegetation Present	None	
Clarity	Over 2'	
Temperature	NA	
Dissolved Oxygen Level	NA	
PH Level	NA	
Littorals Present	Soft Stem Bullrush	
Aeration Present	Not Present	



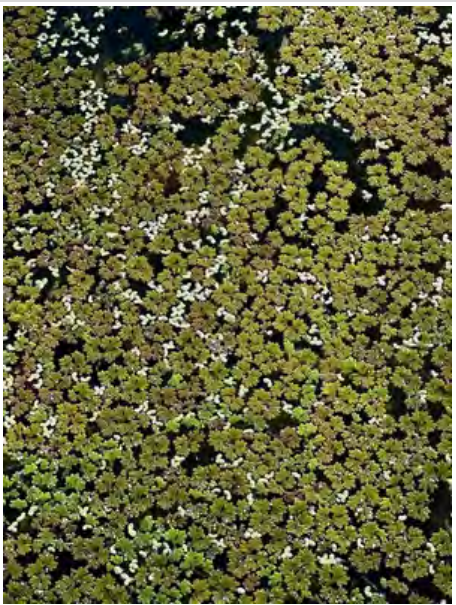
Bella Vida CDD Lake Management Report Copy

Fountain Present	Not Present
Work Completed Today on Lake 9	Inspected lake lake is in very rough shape. Lots of algae lots of torpedo grass no littoral zone plants observed during inspection.

Lake 10 - 4.3 ac 1920 LF

Lake 10		
		
	Some type of small tent of umbrella that is in the lake	
	 26.718765, -81.920595	02-22-2024 09:46 AM
Is Algae Present?	None	
Submersed Vegetation Present	None	
Emergent Vegetation Present	Torpedo Grass	





Bella Vida CDD Lake Management Report Copy

Emergent Photo		
Floating Vegetation Present	Azolla, Salvina, Duckweed	
Floating Photo		
Clarity	Over 2'	
Temperature	NA	
Dissolved Oxygen Level	NA	
PH Level	NA	
Littorals Present	Soft Stem Bullrush	

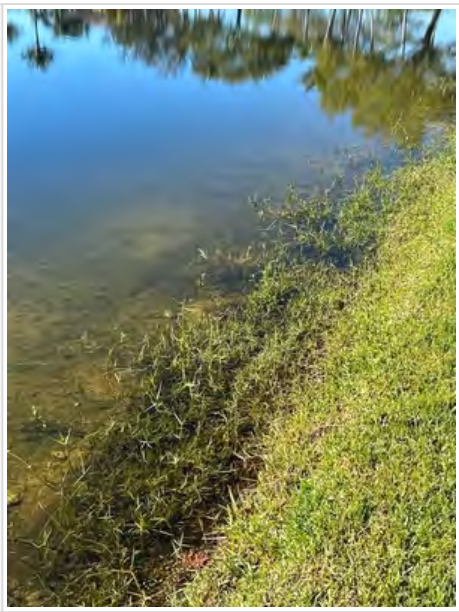


Bella Vida CDD Lake Management Report Copy

Littoral Photo		
Aeration Present	Not Present	
Fountain Present	Not Present	
Work Completed Today on Lake 10	Inspected lake minimal torpedo. Gas access along backside is tough to rain backpack only.	


Lake 11 - 6.7 Ac 2370 LF

Lake 11		
		
	 26.718495, -81.920810	02-22-2024 09:50 AM
Is Algae Present?	None	
Submersed Vegetation Present	None	
Emergent Vegetation Present	Torpedo Grass, Alligator weed	
Emergent Vegetation Thriving?	Yes	



Bella Vida CDD Lake Management Report Copy

Emergent Photo		
		
Floating Vegetation Present	None	
Clarity	Over 2'	
Temperature	NA	
Dissolved Oxygen Level	NA	
PH Level	NA	
Littorals Present	Soft Stem Bullrush	



Bella Vida CDD Lake Management Report Copy

Littoral Photo		
Aeration Present	Not Present	
Fountain Present	Not Present	
Work Completed Today on Lake 11	Inspection completed. Torpedo and alligator weed present in multiple locations also growing in the limited littoral plants on lake	

Lake 12 - 10.25 Ac 3030 LF

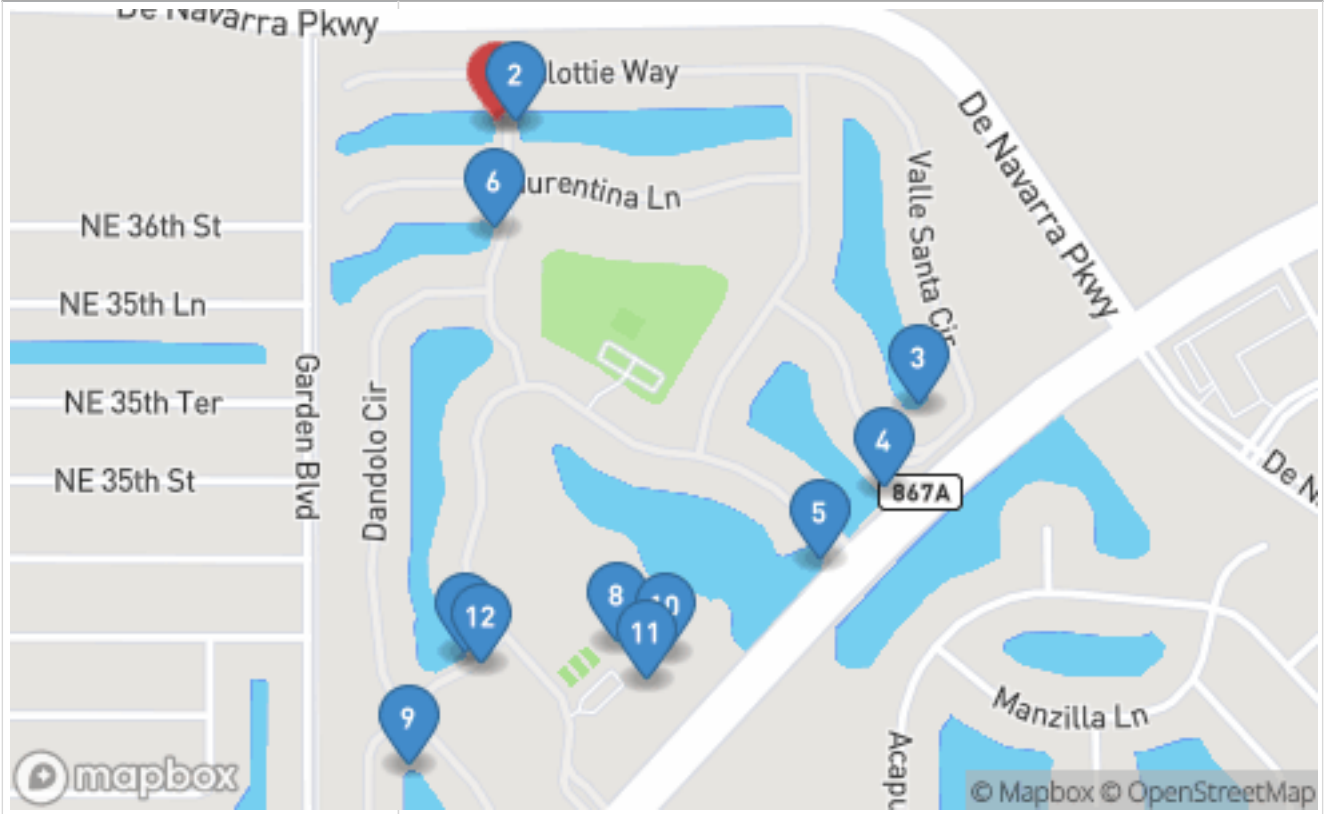
Lake 12		
	 26.718649, -81.922838	02-22-2024 09:57 AM
Is Algae Present?	None	
Submersed Vegetation Present	None	
Emergent Vegetation Present	Torpedo Grass	
Emergent Vegetation Thriving?	Yes	

Bella Vida CDD Lake Management Report Copy

Emergent Photo		
Floating Vegetation Present	None	
Clarity	Over 2'	
Temperature	NA	
Dissolved Oxygen Level	NA	
PH Level	NA	
Littorals Present	Arrowhead	
Littoral Photo		
Aeration Present	Not Present	
Fountain Present	Not Present	
Work Completed Today on Lake 12	Inspected lake lots of torpedo grass found only to arrowhead on entire lake recommend plantings recommend dye	

Bella Vida CDD Lake Management Report Copy

Form Locations





AQUATIC MANAGEMENT AGREEMENT

This agreement, dated March 1st, 2024 is made between SUPERIOR WATERWAY SERVICES, INC. (SWS) and CUSTOMER:

Bella Vida CDD
C/o: Rizzetta & Company
9530 Marketplace Rd #206
Fort Myers, FL 33912
Attention: Belinda Blandon

Both Customer and SWS agree to the following terms and conditions:

1. SWS will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aquatic sites:

Twelve (12) lakes, approximately 32 surface acres located at in Lee County, Florida.
2. Customer agrees to pay SWS the following amount during the term of this agreement for these specific waterway management services (as herein defined):

Algae And Aquatic Plant Control	\$1,176.50/ monthly
Initial treatment	\$950.00/ One Time
Border Grass and Brush Control To Water's Edge	Included
Monthly Water Testing	Included
Fish & Wildlife Monitoring	Included
Management Reporting	Included

Two (2) visits per month for lake management with treatment as necessary.
Additional necessary visits at no extra charge.
3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in equal monthly installments.
4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.
5. SWS agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife. All herbicides to be utilized must be labeled for the application and approved by Federal and State authorities for that use.



6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to SUPERIOR WATERWAY SERVICES, INC., 6701 Garden Rd, Suite 1 Riviera Beach, FL 33404. CUSTOMER agrees to pay for all services rendered by SWS to date of termination of contract.
7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
8. Addendums: See attached map, survey and report (where applicable).
 - A. Monthly water testing and monitoring as necessary for the success of the aquatic weed control program and at the discretion of SWS.
 - B. Additional work as requested by CUSTOMER such as trash clean up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work requested by CUSTOMER will be invoiced separately at our current hourly equipment and labor rates.
 - C. Littoral plantings maintenance is included only if specified.
 - D. Care proposed in this contract is for maintenance control of aquatic growth and will not eradicate all plants in the water.
 - E. Definitions of services referred to in Paragraph 1 are as follows:

Algae and Aquatic Plant Control – The treatment as necessary of all aquatic weed species located in the waterways maintained by the community association. Treatments are to be made with E.P.A. registered aquatic herbicides. The application of Fluridone is not included in this contract but if applications are needed SWS will notify the customer and quote the product needed. SWS will only charge for cost of the product needed and apply at no additional charge.

Border Grass and Brush Control to Water's Edge – The treatment of all undesirable emergent vegetation around the lake edge up to the turf line.

Monthly Water Testing – Water testing as needed for the success of the lake management program. Parameters include Dissolved Oxygen, Ph, Clarity and Water Temperature.

Fish & Wildlife Monitoring – Surveys performed at time of treatments which explain fish and wildlife species observed while onsite.

Management Reporting – A comprehensive report filled out each visit for the specific activity performed on the property and provided to Customer.

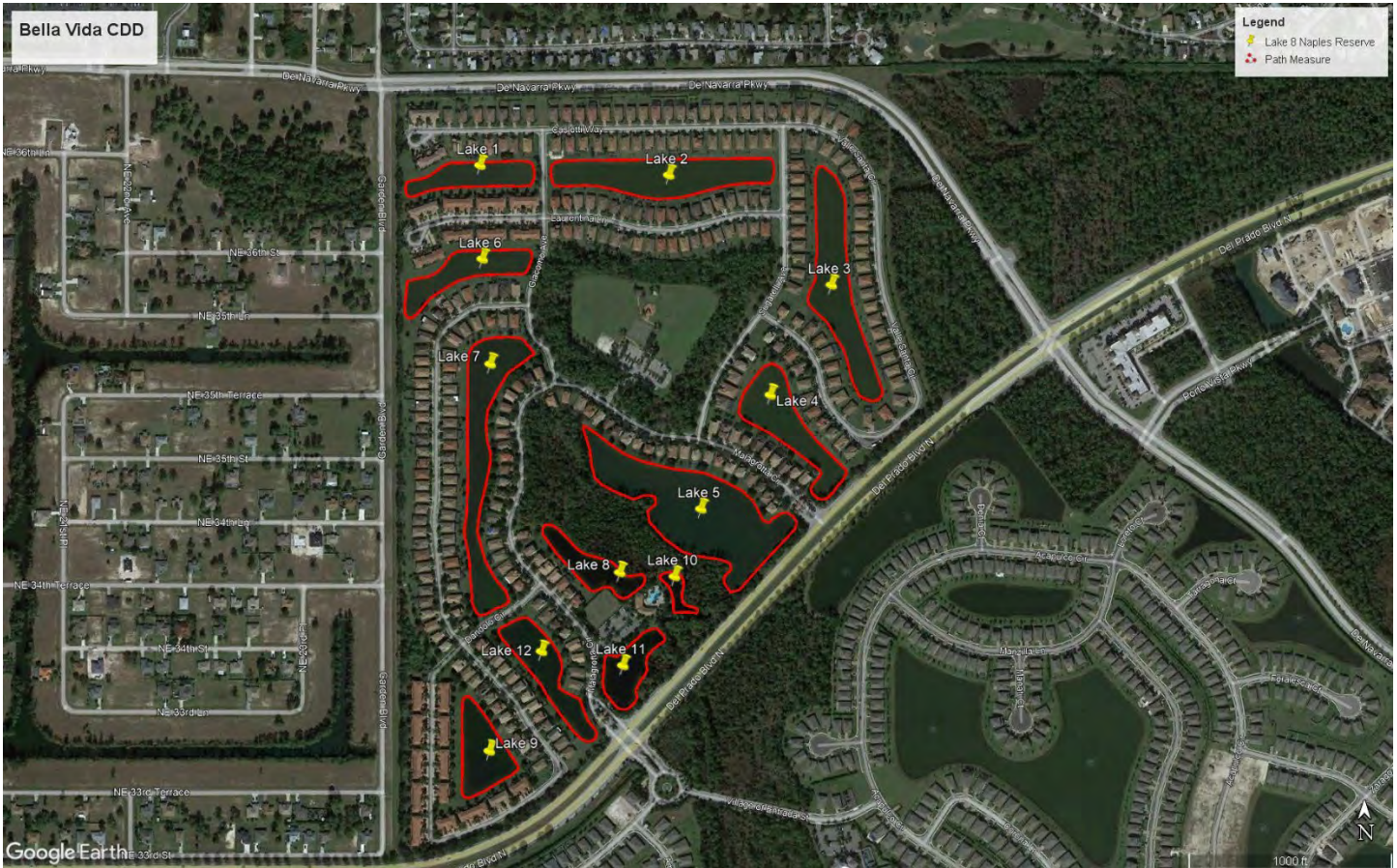


- 9. SWS will provide CUSTOMER with certificates of insurance (upon request), which are incorporated herein by reference. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates.
- 10. This agreement constitutes the entire agreement of SWS and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both SWS and CUSTOMER.
- 11. This agreement is not assignable to any third party for any reason, without the prior written consent of CUSTOMER.

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER

DATE



SUPERIOR WATERWAY SERVICES, INC.



Lake 1 Chara



Lake 4 Grasses in Littorals

SUPERIOR WATERWAY SERVICES, INC.



Lake 5 Grasses/weeds along shoreline



Lake 7 Algae, submersed weeds

SUPERIOR WATERWAY SERVICES, INC.



Lake 9 Algae



Lake 11 Torpedo Grass

SUPERIOR WATERWAY SERVICES, INC.



Lake 12 Shoreline grasses



Parkland West & Lee CDD: Serving since 2022

Currently maintain 26 lakes totaling 114 surface acres and 26 aeration systems

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Attn: Shane Willis

williss@whassociates.com

Beach Road Golf Estates CDD: Serving since 2022

Currently maintain 29 lakes totaling 112 surface acres, 158 acres preserve/wetland and 24 aeration systems

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Attn: Shane Willis

williss@whassociates.com

Naples Reserve CDD: Serving since 2023

Currently maintain 22 lakes totaling 214 surface acres

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Attn: Shane Willis

williss@whassociates.com

River Hall CDD: Serving since 2023

Currently maintain 33 lakes totaling 238 surface acres and 464 acres preserve/wetland

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Attn: Shane Willis

williss@whassociates.com

Fiddlers Creek CDD 2: Serving since 2023

Currently maintain 29 lakes totaling 112 surface acres and 24 aeration systems

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Attn: Cleo Adams

crismondc@whassociates.com



Burnt Store Lakes: Serving since 2016

Currently maintain 11 lakes totaling 126 surface acres and 12 aeration systems

Ron Kent

Cell- 909-938-1822

24532 Saragossa Ln. Punta Gorda, FL 33955

Pelican Preserve at Gateway: Serving since 2021

Currently maintain 33 lakes totaling 120 surface acres and 55 aeration systems

James Latham

Cell - 201-787-6362

jimlatham@verizon.net

9802 Pelican Preserve Blvd. Fort Myers, FL 33913

Tidewater Island: Serving since 2021

Currently maintain 2 lakes

Maira Lamazares, LCAM

Office- 239-454-1101

maira@alliantproperty.com

6501 Jacobs Dr, Ft. Myers, FL 33908

The Vineyards; Serving since 2018

Currently maintain 42 lakes totaling 208 surface acres

Dena

Dena@PMPofswfl.com

400 Vineyards Blvd, Naples, FL 34119

Venice Golf and Country Club; Serving since 2018

Currently maintain 9 Fountains

Office- 941-496-8482

Christine Goerz, PM

christinegoerz@vgccmaster.com

140 Rich St. Venice, FL 34292

Talon Bay; Serving since 2017

Currently maintain 8 lakes

Mark Reese

Keys-Caldwell, Inc.

Work: 941-408-8293

6179 Falcon Lair Dr. North Port FL



Lakehouse West WC: Serving since 2017

Currently maintain 3 lakes

Brian Bakhaus

941-716-5527

brianb@lakehousewest.com

3435 Fox Run Rd. Sarasota FL 34231

Artesia HOA: Serving since 2018

Currently maintain 10 lakes totaling 60 surface acres, 45 acres Wetlands/Preserves, and 10 Aeration systems

1460 Santiago Circle

Naples, FL 34113

Glenn Dobrydney

Ph: 239-216-6085

artesianmgr@swpropmgt.com

Valencia Trails: Serving since 2022

Currently maintain 24 lakes

Carl Senica

csenica@grsmgt.com

11256 Daphne Ct

Naples, FL 34120

Valencia Bonita: Serving since 2022

Currently maintain 19 lakes, 22 acres Wetlands/Preserves

Emma Davila

Edavila@grsmgt.com

239-908-0880

16221 Valencia Bonita Blvd

Bonita Springs, FL 34135

CITY OF NORTH PORT
BUSINESS TAX RECEIPT
Valid Thru September 30, 2024

SUPERIOR WATERWAY SERVICE INC
6701 GARDEN RD STE 1

RIVIERA BEACH FL 33404

CHRIS YORK
1001 CORPORATE AVE 111
NORTH PORT FL 34289-9375

Issue Date: July 13, 2023

This Business Tax Receipt is hereby issued for the occupation of SERVICE GENERAL. The Business Tax Receipt Number is 24-00021675 and is valid with the City of North Port at 4970 City Hall Blvd. North Port, FL 34286.

COMMENTS: FOUNTAINS
RESTRICTIONS:

The person, firm or corporation named above is granted this Business Tax Receipt to the provision of Chapter 34 of the North Port Code of Ordinances. Issuance of this tax receipt is not an endorsement, or certification of compliance with other ordinances or laws.

This tax receipt does not assure quality of work or confirm that regulatory or zoning requirements have been met.

Holder must comply with all city ordinances and state codes.

This Business Tax Receipt must be exhibited conspicuously at your place of business.

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Superior Waterway Services, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

- Individual/sole proprietor or single-member LLC
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____
 Other (see instructions) ▶ _____
 C Corporation
 S Corporation
 Partnership
 Trust/estate
- Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

6701 Garden Road, Suite 1

6 City, state, and ZIP code

Riviera Beach, FL 33404

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type. See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-			-		

OR

Employer identification number									
6	5	-	0	9	5	5	9	1	4

Part II Certification

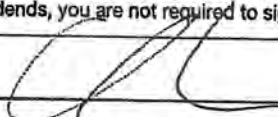
Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶



Date ▶

1-25-24

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Tab 7



March 11, 2024

Ms. Belinda Blandon
Senior District Manager
Bella Vida CDD
c/o Rizzetta & Company, Inc.
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912

Delivered via BBlandon@rizzetta.com

Re: Johnson Engineering, Inc. - New Rate Schedule

Dear Ms. Blandon and Board of Supervisors:

Like many firms, we try to absorb increased expenses on a yearly basis. However, rising labor, health care, home and fuel costs have exceeded everyone's expectations, especially here in Southwest Florida. Revising our rates has also become necessary for us to retain and attract employees with the level of professional expertise that you have come to expect from us.

Attached is our new rate schedule that went into effect on September 6, 2023. Our master contract allows us to take a fee modification before the Board once a year. We believe our new rates continue to remain competitive with that of other top-tier consulting firms. We would appreciate it if this could be addressed at the Board Meeting on May 7, 2024, for implementation upon Board approval.

After 77 years, our firm's focus remains the same and that is your satisfaction. The community is important to us and if there is anything we can do better to help you, please let us know.

Very truly yours,
JOHNSON ENGINEERING, INC.

Erik L. Howard, P.E., P.S.M.
For the Firm

Attachment
20170285-001



PROFESSIONAL SERVICES HOURLY RATE SCHEDULE September 6, 2023

Professional

9	\$330
8	\$270
7	\$248
6	\$220
5	\$193
4	\$176
3	\$165
2	\$138
1	\$127

Technician

6	\$182
5	\$154
4	\$132
3	\$110
2	\$88
1	\$77

Administrative

3	\$105
2	\$94
1	\$77

Field Crew

4-Person	\$270
3-Person	\$231
2-Person	\$182

Field Equipment

Field Equipment on Separate Schedule

Expert Witness \$440

Reimbursable Expenses
and Sub-Consultants Cost + 10%

Construction Engineering and Inspection (CEI Services)

CEI Services Manager	\$204
CEI Senior Project Administrator	\$182
CEI Project Administrator	\$165
Contract Support Specialist	\$138
Senior Inspector	\$127
CEI Inspector III	\$116
CEI Inspector II	\$105
CEI Inspector I	\$94
Compliance Specialist	\$105
CEI Inspector's Aide	\$77

Tab 8



UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 6, 2024
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats 1, 2 & 3):** November 5, 2024
- **Qualification period begins:** Pre qualifying beginning on May 27th. The Qualification period will be as of Noon, June 10, 2024 thru Noon, June 14, 2024.

District
Manager's
Report

April 30

2024

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<u>FINANCIAL SUMMARY</u>	<u>3/31/2024</u>
General Fund Cash & Investment Balance	\$378,231
Debt Service Fund Investment Balance	\$248,946
Total Cash and Investment Balances	\$627,177
General Fund Expense Variance:	\$28,917 Under Budget



Rizzetta & Company

FEMA Update: The Program Deliver Manager has been in communication with Earth Tech, Earth Balance, and Pinnacle regarding several questions they have regarding the removals conducted. All vendors have been assisting cooperating providing FEMA with information requested. I have received no additional updates.

Lake Maintenance: The lake maintenance contract was sent out for bid. Bids were received from 4 different vendors for the lake management services. DM will provide a proposal breakdown to the Board for review at the meeting.

Tab 9

RIZZETTA & COMPANY, INC.

9530 MARKETPLACE RD #206
FORT MYERS FL 33912

Lee County – Community Development Districts
FLORIDA

04/15/2024

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2024
Bella Vida	707
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

Send to: Kari Hardwick Khardwick@Rizzetta.Com Phone: 239-936-0913
Cc: Belinda Blandon: Bblandon@Rizzetta.com
Cc: Michele Rebstock: mrebstock@rizzetta.com

Tab 10



Quarterly Compliance Audit Report

Bella Vida

Date: March 2024 - 1st Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

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<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
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Audit results

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Florida F.S. 189.069 Requirements	5

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ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

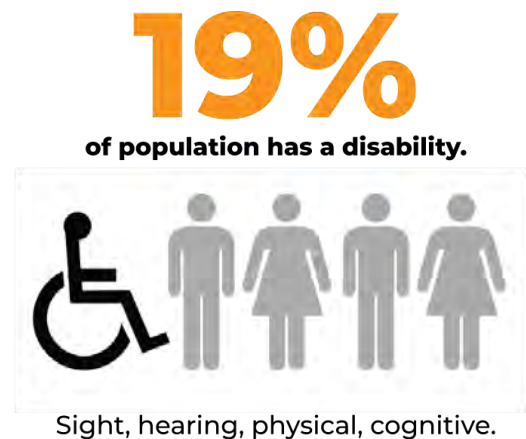
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web