



Rizzetta & Company

Bella Vida Community Development District

Board of Supervisors' Meeting November 7, 2023

**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

October 30, 2023

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, November 7, 2023 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 August 08, 2023..... Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Months of July, August, and September 2023..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Ratification of Great View Lawn Care Tree Trimming Agreement Tab 3
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Review of August 2023, 2nd Quarter, Website Audit Tab 4
 2. Review of October 2023, 3rd Quarter, Website Audit ... Tab 5
- 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, August 08, 2023 at 5:01 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

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Lauren Gentry	District Counsel, Kilinski I Van Wyk PLLC (via Phone)
Molly Maggiano	District Counsel, Kilinski I Van Wyk PLLC
Brent Burford	District Engineer, Johnson Engineering, Inc. (via Phone)
Audience	

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
May 09, 2023**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on May 09, 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 May 09, 2023, for the Bella Vida Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Months of April, May, and June 2023**

Ms. Bandon advised that the expenditures for the period of April 1-30, 2023, total \$15,700.08, the expenditures for the period of May 1-31, 2023, total \$24,706.32, and the expenditures for the period for June 1-30, 2023, total \$21,282.23. She asked if there were any questions. There were no questions.

On a Motion by Ms. Weyant, seconded by Ms. Roberts, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Months of April 2023 (\$15,700.08), May 2023 (\$24,706.32), and June 2023 (\$21,282.23), for the Bella Vida Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing to Consider the
Adoption of the Fiscal Year 2023/2024
Budget(s)**

Ms. Bandon provided an overview of the public hearing process and asked for a motion to open the public hearing to consider the adoption of the fiscal year 2023/2024 budget.

On a Motion by Mr. Sandsmark, seconded by Ms. Giampi, with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget, for the Bella Vida Community Development District.

There were no public comments.

On a Motion by Ms. Weyant, seconded by Ms. Roberts, with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget, for the Bella Vida Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of the Proposed Budget
for Fiscal Year 2023/2024**

Ms. Bandon provided an overview of the proposed final budget for fiscal year 2023/2024 advising that the total general fund budget is \$265,427. She asked if there were any questions. There were questions related to landscaping surrounding the hurricane expenses. A Board discussion ensued regarding drainage.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02,
Annual Appropriations and Adopting
the Budget for Fiscal Year 2023/2024**

Ms. Bandon presented Resolution 2023-02, Annual Appropriations and Adopting the Budget for Fiscal Year 2023/2024 and asked if there were any questions. There were none.

On a Motion by Ms. Roberts, seconded by Mr. Sandsmark, with all in favor, the Board Adopted Resolution 2023-02, Annual Appropriations and Adopting the Budget for Fiscal Year 2023/2024, for the Bella Vida Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-03,
Fiscal Year 2023/2023 Assessments**

Ms. Bandon presented the resolution and asked if there were any questions. There were none.

On a Motion by Ms. Giampi, seconded by Ms. Weyant, with all in favor, the Board Adopted Resolution 2023-03, Fiscal Year 2023/2023 Assessments, for the Bella Vida Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resignation of Mr.
Steven Edick**

Ms. Bandon presented the resignation of Mr. Steven Edick and asked if there were any questions. There were none.

On a Motion by Ms. Weyant, seconded by Ms. Giampi, with all in favor, the Board Accepted the Resignation of Mr. Steven Edick, for the Bella Vida Community Development District.

ELEVENTH ORDER OF BUSINESS

**Appointment of Board Supervisor to
Fill Seat # 1, with a Term to Expire
November 2024**

Ms. Weyant nominated Mr. Donald Tremel to seat #1.

On a Motion by Mr. Sandsmark, seconded by Ms. Giampi, with all in favor, the Board Appointed Mr. Donald Tremel to fill Seat #1, With a Term to Expire November 2024, for the Bella Vida Community Development District.

Ms. Bandon administered the oath office to Mr. Tremel and advised Mr. Tremel that he can elect to receive or waive Supervisor Compensation. Mr. Tremel advised that he would accept Supervisor Compensation. Ms. Gentry provided an overview of the public records laws, ethics considerations and Sunshine laws for the benefit of Mr. Tremel.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04,
Redesignating Officers of the District**

Ms. Bandon provided an overview of Resolution 2023-04, Redesignating Officers of the District. A Board discussion ensued regarding the redesignation of officers.

On a Motion by Ms. Roberts, seconded by Ms. Weyant, with all in favor, the Board Adopted Resolution 2023-04, Redesignating Officers of the District as follows: Ms. Sarona Weyant to Serve as Chair, Ms. Phyllis Roberts to Serve as Vice Chair, Mr. Erik Sandsmark, Mr. Donald Tremel, Ms. Jenna Giampi, Ms. Belinda Blandon, and Ms. Mellissa Dobbins to Serve as Assistant Secretaries, for the Bella Vida Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05,
Redesignating the Secretary of the
District**

Ms. Blandon provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Ms. Giampi, seconded by Ms. Roberts, with all in favor, the Board Adopted Resolution 2023-05, Redesignating Scott Brizendine as Secretary of the District, for the Bella Vida Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06,
Adopting a Meeting Schedule for
Fiscal Year 2023/2024**

Ms. Blandon provided an overview of the resolution advising that the schedule being presented is consistent with the current year schedule. She further advised that Envera needs to be made aware that access to CDD meetings cannot be denied. She asked if there were any questions. There were none.

On a Motion by Ms. Weyant, seconded by Ms. Giampi, with all in favor, the Board Adopted Resolution 2023-06, Adopting a Meeting Schedule for Fiscal Year 2023/2024, for the Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Gentry advised that she had no report.

B. District Engineer

Mr. Burford advised that he had no report.

C. District Manager

Ms. Blandon advised that the next regular meeting of the Bella Vida CDD is scheduled for Tuesday, November 07, 2023, at 5:00 p.m.

Ms. Blandon advised that Bella Vida CDD received a notice from the South Florida Water Management District in regard to a fire pit that was created in the preserve, she advised it was removed from the area and South Florida Water Management District was updated. Board discussion ensued.

SIXTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Blandon asked if there were any Supervisor or Audience requests or comments.
Discussion ensued regarding the CDD and its infrastructure.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Weyant, seconded by Ms. Giampi, with all in favor the Board adjourned the meeting at 5:42 p.m., for the Bella Vida Community Development District.
--

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

www.bellavidacdd.org

Operation and Maintenance Expenditures

July 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 11,681.58**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Innersync Studio, Ltd	100099	21428	Quarterly Web Hosting 07/23	\$ 384.38
Kilinski / Van Wyk, PLLC	100102	6903 6/23	Legal Service 06/23	\$ 114.00
Pinnacle Landscapes, Inc.	100100	15301	Landscape Maintenance 06/23	\$ 6,227.50
Pinnacle Landscapes, Inc.	100100	15375	Irrigation Repairs 06/23	\$ 65.75
Rizzetta & Company, Inc.	100098	INV0000081358	District Management Fees 07/23	\$ 3,733.26
Solitude Lake Management, LLC	100101	PSA-89790	Lake & Pond Management Services 07/23	\$ 1,156.69
Total Report				<u>\$ 11,681.58</u>

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

Operation and Maintenance Expenditures August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 12,991.59**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Donald Tremel	100105	DT080823	Board of Supervisors 08/23	\$ 200.00
Erik Sandsmark	100106	ES080823	Board of Supervisor Meeting 08/08/23	\$ 200.00
Jenna Giampi	100107	JG080823	Board of Supervisor Meeting 08/08/23	\$ 200.00
News-Press Media Group	100111	5793267	Legal Advertising 07/23	\$ 577.64
Phyllis J. Roberts	100108	PR080823	Board of Supervisor Meeting 08/08/23	\$ 200.00
Pinnacle Landscapes, Inc.	100104	15387	Landscape Maintenance 07/23	\$ 6,227.50
Pinnacle Landscapes, Inc.	100104	15431	Irrigation Repairs 07/23	\$ 296.50
Rizzetta & Company, Inc.	100103	INV0000082221	District Management Fees 08/23	\$ 3,733.26
Sarona Rahn Weyant	100109	SW080823	Board of Supervisor Meeting 08/08/23	\$ 200.00
Solitude Lake Management, LLC	100110	PSI-98212	Lake & Pond Management Services 08/23	\$ 1,156.69
Total Report				<u>\$ 12,991.59</u>

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

Operation and Maintenance Expenditures September 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 18,107.08**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bella Vida Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Egis Insurance Advisors, LLC	100006	19173	Policy#100123221 FL Insurance Alliance Pkg 10/01/23-10/01/2024	\$ 5,144.00
Johnson Engineering, Inc.	100000	20170285-001 Inv 47	Engineering Services Through 08/20/23	\$ 225.00
Kilinski / Van Wyk, PLLC	100001	7122	Legal Service 07/23	\$ 363.50
Kilinski / Van Wyk, PLLC	100005	7341	Legal Service 08/23	\$ 1,172.13
Pinnacle Landscapes, Inc.	100003	15458	Landscape Maintenance 08/23	\$ 6,227.50
Pinnacle Landscapes, Inc.	100003	15511	Irrigation Repairs 08/23	\$ 85.00
Rizzetta & Company, Inc.	100002	INV0000083205	District Management Fees 09/23	\$ 3,733.26
Solitude Lake Management, LLC	100004	PSI006807	Lake & Pond Management Services 09/23	\$ <u>1,156.69</u>
Total Report				\$ <u>18,107.08</u>

Tab 3

GREATVIEW LAWN CARE

PO Box 367631
Bonita Springs, FL 34136
(239) 676-7096
Office@greatviewlc.com

Estimate

ADDRESS

Bella Vida Community Development
District
3410 Malagrotta Circle
Cape Coral, FL 33909

ESTIMATE #	DATE	
16803	09/15/2023	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Palms Trimming	Sabal Palms	336	17.00	5,712.00
Hardwood tree	Oak Trees - Prune, limb up, thin out, and raise from bldg. and /or street hard wood tree	130	70.00	9,100.00

This estimate is valid for the next 30 days, after which values may be subject to change.

TOTAL

\$14,812.00

Accepted By

Accepted Date

Thank you for your business.
Please contact us with any questions.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/15/2023

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).

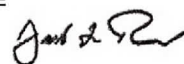
PRODUCER Plymouth Insurance Agency 2739 US Hwy 19 North Holiday, FL 34691	CONTACT NAME: PHONE (A/C, No, Ext): 727-682-4040 FAX (A/C, No): 877-491-7980 E-MAIL ADDRESS: certs@plymouthinsuranceagency.com
INSURED Greatview Lawn Care LLC PO Box 367631 8841 W Terry St #6005 Bonita Spgs 34135 Bonita Springs, FL 34135	INSURER(S) AFFORDING COVERAGE INSURER A: PENN-AMERICA INSURANCE COMPANY INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC# 32859

COVERAGES CERTIFICATE NUMBER: 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.

SR	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 <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			PAV0434528	4/21/2023	4/21/2024	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
			GENERAL AGGREGATE \$ 2,000,000				
						PRODUCTS - COMP/OP AGG \$ Included	
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

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

**"PROOF OF INSURANCE
AND/OR
BIDDING PURPOSES ONLY"**

CERTIFICATE HOLDER GREATVIEW LAWN CARE LLC PO BOX 367631 BONITA SPRINGS, FL 34135	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 
---	--

© 1988-2015 ACORD CORPORATION. All rights reserved.

The International Society of Arboriculture

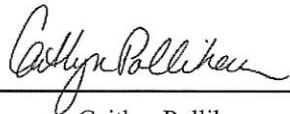
Hereby Announces That

Nicholas Mendoza

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council



Caitlyn Pollihan
CEO & Executive Director

11 November 2014

Issue Date

31 December 2023

Expiration Date

FL-6670A

Certification Number



2023-2024
LEE COUNTY LOCAL BUSINESS TAX RECEIPT

Account Number: 1058387
Receipt Number: 1902692
State License Number:

Location:

8841 WEST TERRY ST UNIT 6005
BONITA SPRINGS, FL 34135

GREATVIEW LAWN CARE LLC
GREATVIEW LAWN CARE LLC
RAMIRO MENDOZA
8841 WEST TERRY ST UNIT 6005
BONITA SPRINGS, FL 34135

Account Expires: September 30, 2024

May engage in the business of:
LAWN AND/OR LANDSCAPING SERVICE
THIS LOCAL BUSINESS TAX RECEIPT IS NON REGULATORY

Payment Information:	
PAID INT-00-01348645	07/20/2023
	\$ 50.00

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 6, 2024
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023
- **Next Election (Seats 1, 2 & 3):** November 5, 2024

District Manager's Report

October 30

2023

B
E
L
L
A

V
I
D
A

C
D
D

FINANCIAL SUMMARY

9/30/2023

General Fund Cash & Investment Balance

\$227,521

Debt Service Fund Investment Balance

\$86,272

Total Cash and Investment Balances

\$313,793

General Fund Expense Variance:

\$22,394

Under Budget



FEMA Update: The project is under review by FEMA. No further updates at this time.

Sabal Palm and Oak Tree Trimming: District Staff obtained bids for the trimming of the sabal palms and oak trees outside of the fence area. The following is breakdown of the proposals obtained:

Bella Vida CDD Tree Trimming Proposal				
Scope	Ameriscape	Greatview	Pinnacle	Tree West
Trimming of 336 Sabal Palms	\$ 11,050.00	\$ 5,712.00	\$ 15,120.00	\$ 18,005.00
Trimming of 130 hardwood Oak Trees	\$ 6,720.00	\$ 9,100.00	\$ 23,400.00	\$ 11,760.00
Total	\$ 17,770.00	\$ 14,812.00	\$ 38,520.00	\$ 29,765.00

After discussion with the Chair and due to the pricing and potential savings we have moved forward with Greatview. This is on the agenda for ratification.



Quarterly Compliance Audit Report

Bella Vida

Date: August 2023 - 2nd 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

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
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**

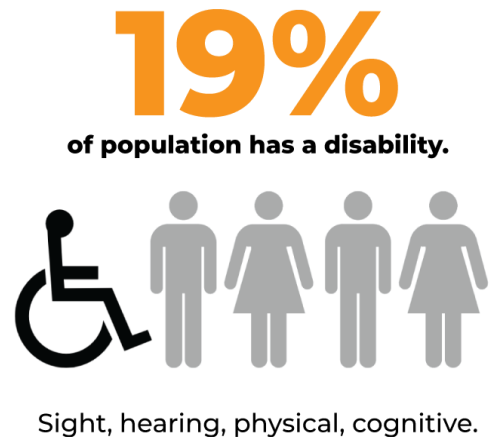
Compliance Criteria

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

Tab 5



Quarterly Compliance Audit Report

Bella Vida

Date: October 2023 - 3rd 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

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
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**

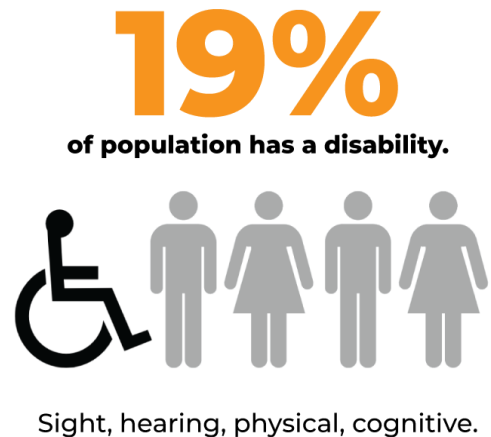
Compliance Criteria

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