

**Bellalago Educational Facilities
Benefit District**

Board Meeting

May 29, 2019

10:00 a.m.



**Bellalago Welcome Center
1220 Lago Vista Court
Kissimmee, FL 34746**

Bellalago Educational Facilities Benefit District

Wednesday, May 29, 2019

10:00 a.m.

Bellalago Welcome Center

1220 Lago Vista Court

Kissimmee, FL 34746

Meeting Agenda

Public Hearing - Board of Supervisors Seat 1 Elections

Business Meeting

Introduction - Call to Order

Board Matters

- 1 Resolution 2019-2 Canvassing Election Results
- 2 Approval of March 27, 2019 minutes
- 3 Acceptance of Nicholas Gluckman's resignation
- 4 Resolution 2019-3 Approving a Proposed Budget for Fiscal Year 2019-20

Other Business

- 1 Audience Comments
- 2 Supervisor Requests
- 3 Counsel Requests
- 4 Manager Requests

Schedule next meeting in August to approve assessment roll and final budget

(Assessment roll due to Osceola County 8/26/2019)

Adjournment

NOTICE OF PUBLIC MEETING AND LANDOWNER ELECTION FOR THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT

Pursuant to Section 189.417(1), Florida Statutes, all interested parties are hereby notified that the Bellalago Educational Facilities Benefit District (the "District") has scheduled a District meeting on May 29, 2019 at 10:00 a.m., to be held in the Bellalago Welcome Center Conference Room, 1220 Lago Vista Court, Kissimmee, Florida 34746. The District Board of Supervisors will meet for general District purposes, including the adoption of a tentative budget for the fiscal year commencing October 1, 2019. Immediately following the board meeting, a landowners meeting will take place for the purpose of electing a landowner representative to Seat 1 of the Board of Supervisors. The public is invited to attend the landowners meeting though only owners of real property located within the District will be eligible to vote for landowner representatives. Candidates for landowner representative must also be owners of real property located within the District. Additional information and landowner proxies are available by contacting Angela G. Barner at (407)870-4909. If any person decides to seek review of any official decision made at the landowners meeting, a record of the proceedings will be required and the person intending to appeal will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence necessary for the appeal. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Angela G. Barner at (407)870-4909 at least five calendar days prior to the meeting.

Bellalago Educational Facilities Benefit District

May 29, 2019

Board Matters Agenda Item 1

Resolution 2019-2 Canvassing Election Results

Executive Summary:

Request approval of Resolution 2019-2 Canvassing Election Results

RESOLUTION 2019-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA, CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER ELECTION FOR SEAT 1 OF THE BOARD OF SUPERVISORS HELD PURSUANT TO THE DISTRICT CHARTER AND DISTRICT RESOLUTION NO. 2008-01; PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution of the Board of Supervisors (the "Board") of the Bellalago Educational Facilities Benefit District (the "District") is adopted pursuant to the Interlocal Agreement between Osceola County, Florida (the "County") and the School Board of Osceola County dated September 15, 2003, as amended and County Ordinance No. 03-15, as amended (collectively, the "District Charter"), District Resolution No. 2008-01, Chapters 189 and 1013, Florida Statutes, and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared as follows:

(A) District Resolution No. 2008-1 provides the procedure for electing landowner representatives to the Board, pursuant to which the Board scheduled a landowner meeting for May 29, 2019, in order to conduct an election for Seat 1.

(B) Following proper publication of notice thereof, such landowners meeting was held May 29, 2019, at which the below recited person was duly elected by virtue of the votes cast in favor thereof.

(C) This Resolution is adopted for purposes of canvassing the votes and declaring and certifying the results of said election.

SECTION 3. LANDOWNER ELECTION RESULTS.

(A) The following person is found, certified and declared to have been duly elected as Supervisor of and for the District, having been elected in accordance with the District Charter and District Resolution No. 2008-01:

<u>Name</u>	<u>Votes</u>	<u>Seat</u>	<u>Expiration of Term</u>
_____	_____	1	May 2023

(B) The Supervisor named above has taken the oath of office attached hereto as Appendix A, as prescribed by Section 876.05, Florida Statutes.

(C) The terms of office for such Supervisors shall commence immediately upon adoption hereof.

SECTION 4. APPLICABILITY AND EFFECTIVE DATE. This Resolution shall be liberally construed to effect the purposes hereof and shall take effect immediately upon its adoption.

DULY ADOPTED this 29th day of August, 2019.

**BOARD OF SUPERVISORS OF THE
BELLALAGO EDUCATIONAL FACILITIES
BENEFIT DISTRICT**

[SEAL]

By: _____
Chair

ATTEST:

Secretary

APPENDIX A

**OATH OF OFFICE FOR
BOARD OF SUPERVISORS OF THE
BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT**

I, _____, a citizen of the State of Florida and of the United States of America, and being employed by or an officer of the Bellalago Educational Facilities Benefit District and responsible for public funds as such employee or officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

Signature

Date

Bellalago Educational Facilities Benefit District

May 29, 2019

Board Matters Agenda Item 2

Approval of March 27, 2019 minutes

Executive Summary:

Request approval of the March 27, 2019 minutes

**MINUTES OF THE BOARD OF DIRECTORS OF
BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT
WEDNESDAY, MARCH 27, 2019 AT 2:00 P.M.
BELLALAGO CHARTER ACADEMY**

PRESENT: Migdalia Gonzalez, School District of Osceola County, Jasper Thompson, Osceola County, Lisa Lynch, School District of Osceola County, Nicholas Gluckman, Taylor Morrison.

Also present were Angela G. Barner, Benefit District Manager and Jonathan Rasmussen, Principal for Bellalago Charter Academy. Christopher Roe, Bryant Miller Olive joined the meeting via telephone.

Introduction

Migdalia Gonzalez called the meeting to order at 2:05 p.m.

Board Matters

1. Approval of the August 8, 2018 Board Meeting Minutes

A motion to approve the minutes for the August 8, 2018 Board Meeting was made by Jasper Thompson and seconded by Lisa Lynch. The motion passed 4-0.

2. Jason Good Resignation

The Board of Supervisors acknowledged and accepted Jason Good's resignation from the Bellalago EFBD Board of Supervisors, submitted on December 19, 2018.

3. Resolution 2019-1 Appointing Nicholas Gluckman to Seat 1

A motion to approve Resolution 2019-1 Appointing Nicholas Gluckman to Seat 1 was made by Jasper Thompson and seconded by Lisa Lynch. The motion passed 4-0.

4. BEFBD Background Information and Expansion Updated

Attorney Chris Roe provided background information regarding the formation, purpose and functions of the BEFBD. Attorney Roe explained that the board was recently expanded to include one additional appointed seat from the School District of Osceola County and one additional appointed seat from Osceola County Government. The expansion will allow the board to have a quorum to meet in the event that there is no landowners interest or participation.

5. Audited Financial Statements for Fiscal Year Ended 9/30/2018

A motion to accept the Audited Financial Statements for Fiscal Year Ended 9/30/2018 was made by Jasper Thompson and seconded by Nicholas Gluckman. The motion passed 4-0.

6. Remaining HVAC Project Funds

Angela Barner explained that the 2016-17 HVAC Chiller Replacement Project was funded from the BEFBD Capital Repair Reserve Account for \$650,988. The project actual cost was \$366,071.72. Angela Barner requested to use the unused \$284,916.28 to fund the Chiller Enclosure Project for \$196,483.73 and a portion of the HVAC Air Handler Replacement Project for \$88,432.55.

(Note: The board packet listed a HVAC Controls Replacement Project incorrectly; the correct project is the HVAC Air Handler Replacement Project.)

A motion to approve funding the Chiller Enclosure Project for \$196,483.73 and a portion of the HVAC Air Handler Replacement Project for \$88,432.55 by utilizing the unused funds from the 2016-17 HVAC Chiller Replacement Project was made by Jasper Thompson and seconded by Lisa Lynch. The motion passed 4-0.

7. Bellalago Charter Academy Fence

Dr. Rasmussen discussed the current condition of the fence and his concerns over the safety of the school and students. There were two options submitted by the School District of Osceola County Facilities Department for consideration. Option 1 – Omega Fence for \$832,274 and Option 2 – Black Vinyl Chain Link Fence for \$388,771.

Nicholas Gluckman explained that when Taylor Morrison acquired the assets owned by AV Homes within the BEFBD, it did not anticipate participating in the maintenance of the school. However, Mr. Gluckman would like to work with the School District on both the Fence Project and the Chiller Enclosure Project, as they may have access to lower contract prices. Also, in the event that the fencing does not yield the desired aesthetics, there may be a possibility that Taylor Morrison would fund planting shrubs along the fence to soften its look.

8. May, 2019 – Supervisor Elections

Angela Barner reminded the board that there will be an Election Meeting on May 29th, 2019 at 10:00 a.m. at the Bellalago Welcome Center.

Other Business

None.

Adjournment

A motion to adjourn the BEFBD District meeting was made by Jasper Thompson and seconded by Lisa Lynch. The motion passed 4-0.

Meeting adjourned at 2:56 p.m.

Bellalago Educational Facilities Benefit District

May 29, 2019

Board Matters Agenda Item 3

Acceptance of Nicholas Gluckman's resignation

Executive Summary:

Request acceptance of Nicholas Gluckman's resignation
from the BEFBD Board of Supervisors

Angela Barner

From: Nicholas Gluckman <ngluckman@taylormorrison.com>
Sent: Monday, May 20, 2019 11:35 AM
To: Angela Barner
Cc: Maribel G. Pila
Subject: Nicholas Gluckman - Resignation from EFBD

[EXTERNAL] - This email originates outside of The School District of Osceola County. Do not click links or open attachments unless you recognize the sender.

Angela:

Hope you are well. I wanted to let you know that I will be leaving Taylor Morrison. I am not sure who the company will be replacing me with, but I will need to be removed from the EFBD.

I have copied Maribel and she can help you with this moving forward. Please provide the appropriate resignation letters.

Thanks,

Nick

TaylorMorrison.

Nicholas Gluckman

VP of Land Development & Entitlement, Orlando
2600 Lake Lucien Drive, Suite 350, Maitland, FL 32751
Phone: 321.397.7523 & Cell: 407.288.4133
Email: ngluckman@taylormorrison.com
www.taylormorrison.com

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Bellalago Educational Facilities Benefit District

May 29, 2019

Board Matters Agenda Item 4

Resolution 2019-3 Approving a Proposed Budget for Fiscal Year 2019-20

Executive Summary:

Request approval of Resolution 2019-3 Approving a Proposed Budget
for Fiscal Year 2019-20

General Fund:

Estimated Revenues - \$2,416,330.57
Appropriations - \$81,366.29
Other Uses - \$1,733,687.53
Fund Balance -\$1,386,386.38

Debt Service:

Appropriations - \$1,733,687.53
Other Sources - \$1,733,687.53
Fund Balance - \$474,489.51

RESOLUTION 2019-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA, APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019-20 SETTING A PUBLIC HEARING THEREON; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BELLALAGO EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution of the Board of Supervisors (the "Board") of the Bellalago Educational Facilities Benefit District (the "District") is adopted pursuant to the Interlocal Agreement between Osceola County, Florida (the "County") and the School Board of Osceola County dated September 15, 2003, as amended and County Ordinance No. 03-15, as amended (collectively, the "District Charter"), Chapters 189 and 1013, Florida Statutes, and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared as follows:

(A) The District Manager has prepared and submitted to the Board a proposed budget for fiscal year 2019-20. The proposed budget is attached hereto as Appendix A.

(B) The Board has considered said proposed budget and desires to set the required public hearing thereon.

SECTION 3. BUDGET APPROVAL; PUBLIC HEARING.

(A) The proposed budget prepared by the District Manager for fiscal year 2019-20 is hereby approved as the basis for conducting a public hearing to adopt said budget.

(B) A public hearing on said budget is hereby declared and set for ____ __.m. on August ____, 2019 at _____.

(C) Notice of the public hearing shall be published in the manner prescribed by law.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

DULY ADOPTED this 29th day of August, 2019.

**BOARD OF SUPERVISORS OF THE
BELLALAGO EDUCATIONAL FACILITIES
BENEFIT DISTRICT**

By: _____
Chair

ATTEST:

Secretary

APPENDIX A

**PROPOSED BUDGET
FOR
FISCAL YEAR 2019-20**

Bellalago Educational Facilities Benefit District

Fiscal Year 2019-20 Preliminary Budget

General Fund

Uses	Function	2018-2019 <i>Final</i>	2019-2020 <i>Preliminary</i>	<i>Difference</i>
ESTIMATED REVENUES				
Federal Direct	3100			0.00
Federal Through State & Local	3200			0.00
State Sources	3300			0.00
Local Sources	3400	2,032,244.79	2,416,330.57	384,085.78
Total Estimated Revenues		2,032,244.79	2,416,330.57	384,085.78
APPROPRIATIONS				
Current:				
Instruction	5000			0.00
Pupil Personnel Services	6100			0.00
Instructional Media Services	6200			0.00
Instruction and Curriculum Development Services	6300			0.00
Instructional Staff Training Services	6400			0.00
Instruction Related Technology	6500			0.00
Board	7100	48,223.57	48,910.29	686.72
General Administration	7200			0.00
School Administration	7300			0.00
Facilities Acquisition and Construction	7400			0.00
Fiscal Services	7500	20,000.00	20,000.00	0.00
Food Services	7600			0.00
Central Services	7700			0.00
Pupil Transportation Services	7800			0.00
Operation of Plant	7900			0.00
Maintenance of Plant	8100			0.00
Administrative Technology Services	8200			0.00
Community Services	9100			0.00
Debt Service: (Function 9200)				
Retirement of Principal	7100			0.00
Interest	7200			0.00
Dues, Fees and Issuance Costs	7300	16,206.00	12,456.00	(3,750.00)
Miscellaneous Expenditures	7900			0.00
Capital Outlay:				
Facilities Acquisition and Construction	7420			0.00
Other Capital Outlay	9300			0.00
Total Estimated Appropriations		84,429.57	81,366.29	(3,063.28)
Excess (Deficiency) of Revenues Over (Under) Expenditures		1,947,815.22	2,334,964.28	387,149.06
OTHER SOURCES (USES)				
Loans Incurred	3720			0.00
Proceeds from the Sale of Capital Assets	3730			0.00
Loss Recoveries	3740			0.00
Proceeds of Forward Supply Contract	3760			0.00
Special Facilities Construction Advances	3770			0.00
Transfers In	3600			0.00
Transfers Out	9700	(1,730,207.53)	(1,733,687.53)	(3,480.00)
Total Other Financing Sources (Uses)		(1,730,207.53)	(1,733,687.53)	(3,480.00)
FUND BALANCE				
Net Change in Fund Balances		217,607.69	601,276.75	383,669.06
Fund Balance - Beginning of Year	2800	567,501.94	785,109.63	217,607.69
Adjustment to Fund Balance	2891			
Fund Balance - End of Year	2700	785,109.63	1,386,386.38	601,276.75

Bellalago Educational Facilities Benefit District

Fiscal Year 2019-20 Preliminary Budget

General Fund

Supporting Schedule of Estimated Revenues, Appropriations and Other Sources / Uses

<i>Estimated Revenues:</i>		
Source	Description	Amount
Bellalago Academy	Charter school capital outlay	708,564.00
Bellalago Residents	EFBD assessments, net of 4% discount	777,226.35
School Board	Debt Service	930,540.22
Total Revenues:		2,416,330.57

<i>Expenditures:</i>		
Vendor	Description	Amount
Function 7100:		
Ennead LLC	Assessment preparation fees	3,950.00
Moss, Krusick & Associates, LLC	Audit	10,300.00
	Director's liability insurance	5,000.00
Department of Economic Opportunity	Registration	175.00
Orlando Sentinel	Posting of public meetings	800.00
Bryant Miller & Olive	Legal counsel	10,000.00
Bruce Vickers Tax Collector	Tax collector collection fees	16,179.29
Osceola County Property Appraiser	County assessment fee	2,506.00
Function 7500:		
The School District of Osceola County	District Management Fee	20,000.00
Function 9200:		
US Bank	Trustee fees - 20014 Series	9,956.00
DAC	Disclosure report	2,500.00
The PFM Group	Arbitrage Calculation	-
Total Expenditures:		81,366.29

<i>Other Sources:</i>		
From	Description	Amount
		-
Total Other Sources:		-

<i>Other Uses:</i>		
To	Description	Amount
Debt Service Fund	Transfers Out to meet debt service requirements	1,733,687.53
Total Other Uses:		1,733,687.53
Balance:		601,276.75

Bellalago Educational Facilities Benefit District

Fiscal Year 2019-20 Preliminary Budget

Debt Service

Uses	Function	2018-2019 Final	2019-2020 Preliminary	Difference
ESTIMATED REVENUES				
Federal Direct	3100			0.00
Federal Through State & Local	3200			0.00
State Sources	3300			0.00
Local Sources	3400			0.00
Total Revenues		0.00	0.00	0.00
APPROPRIATIONS				
Current:				
Instruction	5000			0.00
Pupil Personnel Services	6100			0.00
Instructional Media Services	6200			0.00
Instruction and Curriculum Development Services	6300			0.00
Instructional Staff Training Services	6400			0.00
Instruction Related Technology	6500			0.00
Board	7100			0.00
General Administration	7200			0.00
School Administration	7300			0.00
Facilities Acquisition and Construction	7400			0.00
Fiscal Services	7500			0.00
Food Services	7600			0.00
Central Services	7700			0.00
Pupil Transportation Services	7800			0.00
Operation of Plant	7900			0.00
Maintenance of Plant	8100			0.00
Administrative Technology Services	8200			0.00
Community Services	9100			0.00
Debt Service: (Function 9200)				
Retirement of Principal	7100	925,000.00	975,000.00	50,000.00
Interest	7200	806,911.17	758,687.53	(48,223.64)
Dues, Fees and Issuance Costs	7300			0.00
Miscellaneous Expenditures	7900			0.00
Capital Outlay:				
Facilities Acquisition and Construction	7420			0.00
Other Capital Outlay	9300			0.00
Total Expenditures		1,731,911.17	1,733,687.53	1,776.36
Excess (Deficiency) of Revenues Over (Under) Expenditures		(1,731,911.17)	(1,733,687.53)	(1,776.36)
OTHER SOURCES (USES)				
Loans Incurred	3720			0.00
Proceeds from the Sale of Capital Assets	3730			0.00
Loss Recoveries	3740			0.00
Proceeds of Forward Supply Contract	3760			0.00
Special Facilities Construction Advances	3770			0.00
Transfers In	3600	1,731,911.17	1,733,687.53	1,776.36
Transfers Out	9700			0.00
Total Other Financing Sources (Uses)		1,731,911.17	1,733,687.53	1,776.36
SPECIAL ITEMS				
				0.00
FUND BALANCE				
Net Change in Fund Balances		0.00	0.00	0.00
Fund Balance - Beginning of Year	2800	474,489.51	474,489.51	0.00
Adjustment to Fund Balance	2891			
Fund Balance - End of Year	2700	474,489.51	474,489.51	0.00

Bellalago Educational Facilities Benefit District
Fiscal Year 2019-20 Preliminary Budget

Debt Service

Supporting Schedule of Estimated Revenue, Appropriations and Other Sources / Uses

Estimated Revenues:

Source	Description	Amount
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Total Revenues: _____ -

Appropriations:

Vendor	Description	Amount
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Debt Service	November 2019 interest - 2014 Series	64,239.59
Debt Service	May 2020 principal - 2014 Series	975,000.00
Debt Service	May 2020 interest - 2014 Series	385,437.51
Debt Service	November 2020 interest - 2014 Series	309,010.43

Total Expenditures: _____ 1,733,687.53

Other Sources:

From	Description	Amount
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General Fund	Transfer in to meet debt service requirements	1,733,687.53
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Total Transfers In: _____ 1,733,687.53

Other Uses:

To	Description	Amount
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Total Transfers Out: _____ -

Balance: _____ -