

**MINUTES OF MEETING
BELLAVIVA
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners meeting of the Board of Supervisors of the Bellaviva Community Development District was held **Tuesday, February 3, 2026**, at 2:45 p.m. at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida.

Present for the meeting were:

Lee Moore
Lee Saunders
Rocky Owen
Tom Franklin
Daniel Lewis
Jill Burns (GMS)
Katie O'Rourke *by Zoom* (GMS)
Savannah Hancock (KVW Law)
Mitchell Zwang *by Zoom* (KVW Law)
Megan Birnholz-Couture *by Zoom* (KVW Law)

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Burns stated Lee Saunders is authorized to cast votes on behalf of Bellaviva of Polk County, LLC that owns 139.26 acres within the community which authorizes him to cast up to 140 votes for each of the five seats that are up for election. She noted that there are no other landowners within the District.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Burns called the meeting to order.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Ms. Burns noted that she will act as Chair for the purpose of conducting the meeting.

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FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Mr. Saunders nominated Lee Saunders, Daniel Lewis, Lee Moore, Duane “Rocky” Owen, and Tom Franklin as Supervisors.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Saunders cast 100 votes for Lee Saunders, 100 votes for Daniel Lewis, 75 votes for Lee Moore, 75 votes for Duane “Rocky” Owen, and 75 votes for Tom Franklin.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Burns stated that Daniel Lewis and Lee Saunders will serve 4-year terms. Lee Moore, Duane “Rocky” Owen, and Tom Franklin will serve 2-year terms.

SEVENTH ORDER OF BUSINESS

Landowner’s Questions and Comments

There being no comments or questions, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:

Lee Saunders

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Chairman/Vice Chairman