

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

September 3, 2019 Minutes of the Regular Meeting

Minutes of the Board of Supervisors Regular Meeting

The Regular Meeting of the Board of Supervisors for Terra Bella Community Development District was held on **Tuesday, September 3, 2019 at 6:30 p.m.** located at the Terra Bella Area Pool located at 2266 Via Bella Blvd. Land O' Lakes, FL 34639.

1. CALL TO ORDER

Nicole Hicks called the Regular Meeting of the Board of Supervisors of the Terra Bella Community Development District to order on **Tuesday, September 3, 2019 at 6:31 p.m.**

Board Members Present and Constituting a Quorum:

Mark Hardee	Chair
Frank Tiberio	Vice Chair
Kevin Riggs	Supervisor
Michelle Cummings	Supervisor
David Franklin	Supervisor

Staff Members Present:

Nicole Hicks	Meritus
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There were no residents in attendance.

2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on ADA Website Compliance

The Board discussed the proposals and the necessary requirements.

MOTION TO:	Approve the proposal from ADA Site Compliance.
MADE BY:	Supervisor Riggs
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

45 **B. SWFWMD Update**

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47 Ms. Hicks provided an update to the Board regarding the SWFWMD violation. The Board
48 discussed. Supervisor Riggs asked if it would be possible to do an individual assessment if the
49 homeowner is unwilling to pay. Ms. Hicks will check with Counsel.

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51 **C. General Matters of the District**

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53 Ms. Hicks provided an update regarding the homeowner with the trampoline on District
54 property. Another notice has been sent. Ms. Hicks said Supervisor Tiberio helped get in touch
55 with Pristine Pavers for the paver repair at the front entrance. Supervisor Tiberio said he would
56 like to have the complete repair done. The Board discussed and all agreed that they would like
57 for the repair to be made, but there was a split decision about designating funds at this time.

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MOTION TO:	Move forward with the full repair in December.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Franklin
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/2 – Supervisor Hardee and Supervisor Riggs opposed.

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67 Supervisor Riggs explained the reasons he is not comfortable designating funds at this time. The
68 Board discussed the reserve study. Ms. Hicks will send Supervisor Cummings a copy of the
69 reserve study.

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72 **4. CONSENT AGENDA**

73 **A. Consideration of the Board of Supervisors Public Hearing & Regular Meeting**
74 **Minutes August 6, 2019**

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76 The Board reviewed the minutes.

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MOTION TO:	Approve the May 7, 2019 meeting minutes.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Franklin
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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86 **B. Consideration of Operations and Maintenance Expenditures July 2019**

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88 The Board went over the July 2019 O&Ms.
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MOTION TO:	Approve the July 2019 O&Ms.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Franklin
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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97 **C. Review of Financial Statements Month Ending July 31, 2019**

98 **D. Review of District Trust Accounts**
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100 The Board reviewed and accepted the financials.
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103 **5. STAFF REPORTS**

104 **A. District Counsel**
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106 Supervisor Hardee provided an update regarding two notices from the HOA attorney about the
107 street parking and sidewalks. The Board discussed. Supervisor Hardee and Ms. Hicks will
108 continue working with District Counsel to draft letters to the HOA.
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110 **B. District Engineer**

111 **C. District Manager**

112 **i. Action Item List**
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114 Ms. Hicks went over the management reports with the Board.
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117 **6. SUPERVISOR REQUESTS**
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119 Supervisor Tiberio asked about the current estimates for the paver repairs. Ms. Hicks will
120 forward the estimates to Supervisor Tiberio.
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123 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
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125 There were no audience questions or comments.
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129 **8. ADJOURNMENT**
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131	MOTION TO:	Adjourn at 7:37 p.m.
132	MADE BY:	Supervisor Tiberio
133	SECONDED BY:	Supervisor Hardee
134	DISCUSSION:	None Further
135	RESULT:	Called to Vote: Motion PASSED
136		5/0 - Motion Passed Unanimously

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138 **These minutes were done in summary format.*
139 **This meeting is available on audio recording upon request.*
140 **Each person who decides to appeal any decision made by the Board with respect to any matter*
141 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
142 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*


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144 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
145 **meeting held on 10-01-19.**

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148 **Signature**
149 MARK HARDEE
150 **Printed Name**

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148 **Signature**
149 Nicole Hicks
150 **Printed Name**

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153 **Title:**
154 **Chairman**
155 **Vice Chairman**

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153 **Title:**
154 **Secretary**
155 **Assistant Secretary**

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157 *Recorded by Records Administrator*
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159 **Signature**
160 10-03-19
161 **Date**

