

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

October 1, 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, October 1, 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, October 1, 2019 at 6:30 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
Brian Mortillaro	LMP
Jason Liggett	LMP

There were two residents in attendance.

2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

Mr. Mortillaro with LMP introduced Jason Liggett to the Board. Mr. Liggett gave a brief update on the community. He said the annuals are scheduled to be replaced Wednesday. The Board requested a proposal to have some work done at the pump house.

3. BUSINESS ITEMS

A. Update on SWFWMD

Ms. Hicks said that she asked Mr. Chang for a recommendation of how costs should be distributed to homeowners. Mr. Chang said there were six houses where the vegetation was cleared, so the cost should be evenly distributed between those homes. Ms. Hicks said there were only three homes that were part of the SWFWMD violation. Supervisor Hardee said they need to

47 go back to Mr. Chang for information on the three homes. Supervisor Riggs asked about the cost
48 of litigation versus individual assessments. The Board discussed and would like Counsel to
49 attend the next meeting.

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51 **B. Update on HOA Notice**

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53 Supervisor Hardee provided an update on the parking notice. He said the CDD would be entering
54 into an agreement with the HOA allowing them to enforce no street parking per the HOA
55 documents. The Board discussed the agreement.

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MOTION TO: Approve entering into an agreement with the HOA,
allowing them to enforce no street parking and tow
violators.

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MADE BY: Supervisor Tiberio

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SECONDED BY: Supervisor Hardee

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DISCUSSION: None Further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion Passed Unanimously

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Supervisor Hardee provided an update on the HOA notice regarding the sidewalks. The CDD
owns the sidewalks. The Board discussed how to move forward. Ms. Hicks stated that Counsel
said if the CDD moves forward with maintenance of the sidewalks, they should adopt a
resolution that specifies what maintenance will be included and what will be excluded. The
Board discussed the cost to replace the sidewalks, and what they would potentially like to
exclude from maintenance responsibilities. Supervisor Tiberio said he does not think the CDD
should assume the maintenance responsibilities of the sidewalks.

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MOTION TO: Have Counsel draft a resolution for the CDD to
maintain community sidewalks.

MADE BY: Supervisor Hardee

SECONDED BY: Supervisor Cummings

DISCUSSION: None Further

RESULT: Called to Vote: Motion PASSED

4/1 – Supervisor Tiberio opposed.

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C. Update on Paver Repair

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The Board discussed the different proposals they have received and the specifications included in
the proposals: warranty, if traffic control is included, and how long the job will take. Supervisor
Hardee said Counsel would draft the final contract. Supervisor Riggs discussed the reserve study

87 and how much the CDD should currently have set aside according to the study. Supervisor Hardee
88 said they should have a new scope of work.
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MOTION TO:	Have Mr. Chang draft a new scope of work.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Cummings
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Supervisor Riggs abstained.

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97 **D. General Matters of the District**
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99 Ms. Hicks said the owner on Calvano Drive that received the second notice to remove the
100 trampoline called Meritus and no one is allowed on his property.
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MOTION TO:	Have Counsel draft a notice to the owner to remove the play equipment.
MADE BY:	Supervisor Riggs
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Supervisor Riggs abstained.

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110 There are broken lights on the Enclave bridge/entrance that need to be repaired.
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113 **4. CONSENT AGENDA**

114 **A. Consideration of the Board of Supervisors Regular Meeting Minutes Sep. 3, 2019**
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116 The Board reviewed the minutes.
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MOTION TO:	Approve the September 3, 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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126 **B. Consideration of Operations and Maintenance Expenditures August 2019**

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128 The Board went over the August 2019 O&Ms.
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130	MOTION TO:	Approve the August 2019 O&Ms.
131	MADE BY:	Supervisor Tiberio
132	SECONDED BY:	Supervisor Cummings
133	DISCUSSION:	None Further
134	RESULT:	Called to Vote: Motion PASSED
135		5/0 - Motion Passed Unanimously

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137 **C. Review of Financial Statements Month Ending August 31, 2019**

138 **D. Review of District Trust Accounts**

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140 The Board reviewed and accepted the financials. Mr. Riggs made note of the difference of what is
141 currently in the reserve and how much should be in the account.
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144 **5. STAFF REPORTS**

145 **A. District Counsel**

146 **B. District Engineer**

147 **C. District Manager**

148 **i. Action Item List**

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150 Ms. Hicks went over the management reports with the Board. Supervisor Hardee asked to have
151 the lights and pump house added to the action item list.
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154 **6. SUPERVISOR REQUESTS**

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156 There were no supervisor requests.
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159 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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161 There were no audience questions or comments.
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165 **8. ADJOURNMENT**
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167	MOTION TO:	Adjourn at 7:46 p.m.
168	MADE BY:	Supervisor Tiberio
169	SECONDED BY:	Supervisor Hardee
170	DISCUSSION:	None Further
171	RESULT:	Called to Vote: Motion PASSED
172		5/0 - Motion Passed Unanimously

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174 **These minutes were done in summary format.*

175 **This meeting is available on audio recording upon request.*

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

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180 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
181 meeting held on 1-7-2020.

182 *Mark Hardee*
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184 Signature

185 MARK HARDEE
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187 Printed Name

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189 Title:
190 Chairman
191 Vice Chairman

Heather Hicks
Signature

Heather Hicks
Printed Name

Title:
 Secretary
 Assistant Secretary

192
193 Recorded by Records Administrator

Heather Hicks
Signature

1/10/2020
Date

