

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

November 5, 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, November 5, 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, November 5, 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	District Manager, Meritus
Vivek Babbar	District Counsel, Straley Robin Vericker

There were no audience members 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 with District Counsel

The Board discussed setting up an agreement with the HOA to have them take over towing in the community. Mr. Babbar explained what should go in the agreement. Supervisor Hardee will confirm with the HOA that they have agreed to take on community towing.

The Board then discussed having the CDD take over maintenance responsibilities for the sidewalks. Supervisor Riggs asked about delineating responsibilities and what mechanism the CDD has to collect payments. There was a discussion about special assessments. Mr. Babbar said some communities have also gone to small claims court. Supervisor Hardee said he thinks the CDD should accept taking over the repairs, but maintenance should fall on homeowners. There was further discussion on adopting a resolution clearly stating what the CDD will do and

47 will not do. Supervisor Franklin asked if the CDD would still pay for repairs if a homeowner, for
48 instance, has a pool installed and the contractor damages the sidewalk. Mr. Babbar said the CDD
49 would pay and then send a letter to the homeowner for reimbursement. The CDD has options of
50 sending a letter, going to small claims court, or doing a special assessment. Mr. Babbar will
51 prepare a resolution assuming the repairs for the sidewalks. Once a year a professional would
52 need to evaluate the sidewalks to see if any repairs are necessary.

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54 **B. Update on SWFMWD**

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56 The Board discussed the reimbursement of fees for restoring the mitigation areas and how the fees
57 should be allocated. Ms. Hicks will obtain the correspondence between Mr. Chang and SWFMWD
58 to see if it will assist with distributing the fees.

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60 **C. Discussion on Landscaping Replacements**

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62 Supervisor Hardee said he would like for himself and management to be able to approve
63 landscaping work and replacements outside of the meetings. The Board agreed this would be a
64 good idea.

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66 **D. Update on Paver Repair**

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68 Supervisor Hardee went over that he spoke with the lead paver repair company that submitted a
69 bid and asked for a scope of work. He will work with Mr. Chang to have an updated scope of
70 work for all of the bidders.

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72 The Board requested a second proposal for the repair on Calvano Drive.

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74 **E. General Matters of the District**

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76 The Board discussed the homeowner who has a trampoline on CDD property. Mr. Babbar will
77 send a new letter to homeowner stating that the trampoline must be removed.

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80 **4. CONSENT AGENDA**

81 **A. Consideration of the Board of Supervisors Regular Meeting Minutes Oct. 1, 2019**

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83 The Board reviewed the minutes.
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MOTION TO:	Approve the October 1, 2019 meeting minutes.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Riggs
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures September 2019

The Board went over the September 2019 O&Ms.

MOTION TO:	Approve the September 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

C. Review of Financial Statements Month Ending September 30, 2019

D. Review of District Trust Accounts

The Board reviewed and accepted the financials.

5. STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

i. Action Item List

Ms. Hicks went over the management reports with the Board.

6. SUPERVISOR REQUESTS

There were no supervisor requests at this time.

125 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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127 There were no audience questions or comments.

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130 **8. ADJOURNMENT**

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MOTION TO: Adjourn at 7:50 p.m.

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MADE BY: Supervisor Tiberio

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SECONDED BY: Supervisor Cummings

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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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140 *These minutes were done in summary format.

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


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

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

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150 **Signature**

151 MARK HARDEE
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153 **Printed Name**

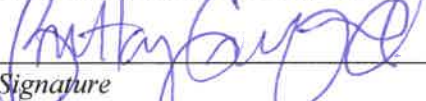
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155 **Title:**
156 Chairman
157 Vice Chairman


Signature

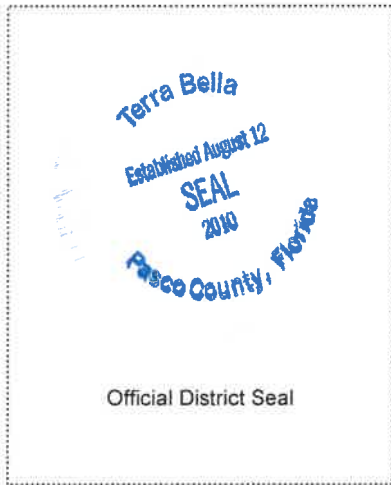
Nicole Hicks
Printed Name

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator


Signature

1/10/2020
Date



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