

# TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

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1 **January 7, 2020 Minutes of the Regular Meeting**

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3 **Minutes of the Board of Supervisors Regular Meeting**

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5 The Regular Meeting of the Board of Supervisors for Terra Bella Community Development  
6 District was held on **Tuesday, January 7, 2020 at 6:30 p.m.** located at the Terra Bella Area  
7 Pool located at 2266 Via Bella Blvd. Land O' Lakes, FL 34639.  
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10 **1. CALL TO ORDER**

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12 Nicole Hicks called the Regular Meeting of the Board of Supervisors of the Terra Bella  
13 Community Development District to order on **Tuesday, January 7, 2020 at 6:33 p.m.**  
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15 Board Members Present and Constituting a Quorum:

16 Mark Hardee Chair  
17 Frank Tiberio Vice Chair  
18 Kevin Riggs Supervisor  
19 Michelle Cummings Supervisor  
20 David Franklin Supervisor  
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22 Staff Members Present:

23 Nicole Hicks District Manager, Meritus  
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25 There was one audience member in attendance.  
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28 **2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**

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30 There were no audience questions or comments on agenda items.  
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33 **3. BUSINESS ITEMS**

34 **A. Discussion on Asphalt Repair Proposal**

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36 The Board discussed the proposals, what each proposal included, and the price difference. The  
37 board decided to move forward with the proposal from Driveway Maintenance.  
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39	MOTION TO:	Approve the Driveway Maintenance proposal.
40	MADE BY:	Supervisor Tiberio
41	SECONDED BY:	Supervisor Franklin
42	DISCUSSION:	None Further
43	RESULT:	Called to Vote: Motion PASSED
44		5/0 - Motion Passed Unanimously

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46 **B. Consideration of Resolution 2019-01; Adopting Maintenance Policy for Sidewalks**  
47 **within CDD ROW**  
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49 The Board discussed the resolution. They would like for the resolution to just state what they will do  
50 and what they are responsible for. Management will check with Counsel to see if there are any  
51 negative legal consequences if a couple of items are removed.  
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53 **C. Consideration of Towing Authorization Agreement with Master HOA**  
54

55 The Board discussed the agreement and agreed it is a good idea to move forward.  
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57	MOTION TO:	Approve Resolution 2019-01.
58	MADE BY:	Supervisor Tiberio
59	SECONDED BY:	Supervisor Riggs
60	DISCUSSION:	None Further
61	RESULT:	Called to Vote: Motion PASSED
62		5/0 - Motion Passed Unanimously

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64 **D. Discussion on Community Updates**  
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66 The Board discussed the status of the SWFWMD violation. Ms. Hicks said they received an  
67 updated scope for the pavers at the community entrance and should have updated proposals for the  
68 next meeting. Management will have the outlets checked at the front entrance. The Board requested  
69 proposals for Christmas lights.  
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71 **E. General Matters of the District**  
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74 **4. CONSENT AGENDA**

75 **A. Consideration of the Board of Supervisors Regular Meeting Minutes Nov. 5, 2019**  
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77 The Board reviewed the minutes. Supervisor Hardee asked if LMP has updated their invoices to  
78 reflect the contract. Management will check on this. Supervisor Hardee also asked to have a meeting  
79 set up with the landscaping vendor.  
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MOTION TO:	Approve the November 5, 2019 meeting minutes.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures October 2019**

The Board went over the October 2019 O&Ms.

MOTION TO:	Approve the October 2019 O&Ms.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**C. Consideration of Operations and Maintenance Expenditures November 2019**

The Board went over the November 2019 O&Ms.

MOTION TO:	Approve the November 2019 O&Ms.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**D. Review of Financial Statements Month Ending November 30, 2019**

**E. Review of District Trust Accounts – November 2019**

The Board reviewed and accepted the financials. Supervisor Riggs asked if the construction work in progress line item can be closed out. He requested a spreadsheet showing the difference between what is actually in the reserves and what the suggested amount is. The Board would like for the September 30th financials to be included in the next book. There was also a question regarding if the bond note is being paid monthly or semi-annually.

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**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**

The Board discussed the schedule for pressure washing and would like to pressure wash the areas that need it now.

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

There were no audience questions or comments.

**8. ADJOURNMENT**

MOTION TO:	Adjourn at 7:21 p.m.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously


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

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157 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
158 meeting held on 02-04-20.

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161 Signature

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163 MARK HARDEE  
164 Printed Name

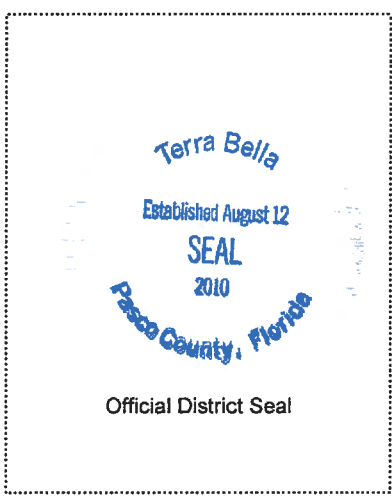
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166 Title:  
167  Chairman  
168  Vice Chairman

  
Signature

Nick Hicks  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

Recorded by Records Administrator  
  
Signature  
02/05/20  
Date



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