

**TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT**

---

**June 2, 2020 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 telephonically on **Tuesday, June 2, 2020 at 6:30 p.m. at conference call-in number 1-866-906-9330 and participant access code 9074748.**

**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, June 2, 2020 at 6:44 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
--------------	---------------------------

There was one resident in attendance.

Ms. Hicks asked the Board if they wanted to move on to the agenda items, or allow resident Mr. Rodriguez to address the Board first. The Board agreed to allow Mr. Rodriguez to speak first. Mr. Rodriguez asked why he is being charged for a violation concerning the removal of vegetation when there was no vegetation in that location when he moved in. Supervisor Hardee said that what triggered the violation from SWFWMD was the dock that was installed. The Board explained that the CDD was charged with the violation due to homeowners disrupting the conservation area. The CDD was required to fix the violation or it would be fined. The discussion continued. Mr. Rodriguez agreed to pay his portion of the cost to remedy the violation. The Board discussed residents not being clear that the conservation area cannot be disturbed. Supervisor Cummings said she thinks another notice should go out. The Board would also like for “no trespassing” signs to be installed.

**2. BUSINESS ITEMS**

**A. Annual Disclosure of Qualified Electors**

Ms. Hicks announced that as of April 15, 2020, Terra Bella CDD had 496 qualified electors.

46 **B. 2020 Election Process**

47  
48 Ms. Hicks went over the election process with the Board.

49  
50 **C. Consideration of Resolution 2020-04; General Elections, November 2020**

51  
52 The Board reviewed the resolution.

54	MOTION TO:	Approve Resolution 2020-04.
55	MADE BY:	Supervisor Tiberio
56	SECONDED BY:	Supervisor Hardee
57	DISCUSSION:	None Further
58	RESULT:	Called to Vote: Motion PASSED
59		5/0 - Motion Passed Unanimously

60  
61 **D. Consideration of Resolution 2020-05; Adopting Statutory Alternative Investment**  
62 **Policies**

63  
64 Ms. Hicks explained the resolution and went over that it states any investments that the CDD would  
65 undergo would be according to state statute. The Board discussed.

67	MOTION TO:	Approve Resolution 2020-05.
68	MADE BY:	Supervisor Hardee
69	SECONDED BY:	Supervisor Tiberio
70	DISCUSSION:	None Further
71	RESULT:	Called to Vote: Motion PASSED
72		5/0 - Motion Passed Unanimously

73  
74 **E. Terra Bella Infrastructure Assessment**

75  
76 The Board reviewed Mr. Chang's assessment. Supervisor Cummings said it looks like the roads will  
77 not need to be repaired when they thought. She wanted to know if they could go ahead and move  
78 forward with the paver repair. The Board discussed further. Supervisor Riggs said they should get a  
79 new reserve study as soon as possible. The Board agreed and asked management to get proposals.

80  
81 **F. General Matters of the District**

82  
83  
84

85 **3. CONSENT AGENDA**

86 **A. Consideration of the Board of Supervisors Regular Meeting Minutes April 7, 2020**

87  
88 The Board reviewed the minutes.  
89

MOTION TO:	Approve the April 7, 2020 meeting minutes with Supervisor Hardee's correction.
MADE BY:	Supervisor Hardee
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

97  
98 **B. Consideration of Operations and Maintenance Expenditures March 2020**  
99

100 The Board reviewed the March 2020 O&Ms.  
101

MOTION TO:	Approve the March 2020 O&Ms.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

108  
109 **C. Consideration of Operations and Maintenance Expenditures April 2020**  
110

111 The Board reviewed the April 2020 O&Ms.  
112

MOTION TO:	Approve the April 2020 O&Ms.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Franklin
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

119  
120 **D. Review of Financial Statements Month Ending April 30, 2020**  
121 **E. Review of District Trust Accounts – April 2020**  
122

123 The Board reviewed and accepted the financials.

124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156

**4. 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.

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

There were no audience questions or comments at this time.

**6. SUPERVISOR REQUESTS**

Supervisor Hardee said he would like to continue the meeting to have an executive session. The Board discussed.

**7. ADJOURNMENT/CONTINUATION**

<b>MOTION TO:</b>	Continue the meeting to June 9, 2020 at 6:30 p.m. at the community pool.
<b>MADE BY:</b>	Supervisor Tiberio
<b>SECONDED BY:</b>	Supervisor Hardee
<b>DISCUSSION:</b>	None Further
<b>RESULT:</b>	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

157 \*These minutes were done in summary format.

158 \*This meeting is available on audio recording upon request.

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

162

163 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
164 meeting held on 07/07/2020.

165 Mark Hardee

166  
167 Signature

168 Mark Hardee

169  
170 Printed Name

171

172 Title:

173  Chairman

174  Vice Chairman

175

176

177

178

179

180

181

182

183

184

Nicole Hicks

Signature

Nicole Hicks

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Brittany Crutchfield

Signature

07/09/2020

Date

