

# TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

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February 4, 2016 Minutes of the Regular Meeting

## Minutes of the Regular Board of Supervisors Meeting

The Regular Meeting of the Board of Supervisors for Terra Bella Community Development District was held on **Thursday, February 4, 2016 at 6:30 p.m.** located at the Land O' Lakes Recreation Complex, located at 3032 Collier Parkway, Land O' Lakes, FL 34639.

### 1. CALL TO ORDER

Ms. Hukill called the Regular Meeting of the Board of Supervisors of the Terra Bella Community Development District to order on February 4, 2016 at 6:30 pm.

#### Board Members Present:

Mark Hardee	Chairman
Frank Tiberio	Vice Chairman
Linda Kasper	Supervisor
Devanie Gough	Supervisor

#### Staff Members Present:

Debby Hukill	Meritus
Phil Chang	District Engineer

One (1) Resident

### 2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments.

Ms. Hukill introduced Phil Chang, the Interim District Engineer, to the Board. Mr. Chang gave a brief background of himself and Johnson Engineering.

Mr. Chang updated the Board on the weir repairs. He stated he had KCG check with SWFWMD to see if a permit modification was needed. SWFWMD stated it was needed and KCG will be submitting the permit modification as it is cheaper and faster if they submit permit. Mr. Chang stated it could take up to 30 days for permit approval.

Mr. Chang asked the Board if there were any issues he needed to be aware of. The Board did not have any.

Mr. Chang left the meeting at 6:41 p.m.

### 3. BUSINESS ITEMS

#### A. Discussion on Landscaping

Debby Hukill gave the Board an update on the landscape RFP. Ms. Hukill has heard back from three vendors and will have the RFP's in the March meeting book. Debby Hukill stated she will email the HOA President and Frank Tiberio the HOA proposals once she receives them.

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MOTION TO:	Terminate Reeder Landscape as of March 31, 2016.
MADE BY:	Supervisor Hardee
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None further
RESULT:	4/0 – Motion passed unanimously

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Supervisor Tiberio talked about the landscape cuttings and trash on one of the empty lots. He also asked about the fence that backs the Twin Lakes Community. The Board discussed this issue and decided to wait and discuss again when the new landscape company starts and construction finished.

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MOTION TO:	Have Supervisor Frank Tiberio as the landscape liaison for the CDD.
MADE BY:	Supervisor Hardee
SECONDED BY:	Supervisor Kasper
DISCUSSION:	None further
RESULT:	4/0 – Motion passed unanimously

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**B. Update on Weir Repair**

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Mr. Chang discussed this at the beginning of the meeting.

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**C. General Matters of the District**

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The Board talked about adding street lights in the community. Ms. Hukill will reach out to Duke Energy.

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**4. CONSENT AGENDA**

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**A. Consideration of Resolution 2016-03; Authorization of Spending**

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Ms. Hukill went over this Resolution with the Board. The Board wanted to change Section 2, number 1 and 2. Number 1: Increase approval of District Manager to \$2,500.00. Number 2: Add over \$2,501.00 with approval of the District Manager, Chairman or Vice Chairman.

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MOTION TO:	Approve Resolution 2016-03 with changes.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	4/0 – Motion passed unanimously

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- B. Consideration of the Board of Supervisors Meeting Minutes January 5, 2016**
- C. Consideration of the Board of Supervisors Meeting Minutes January 19, 2016**
- D. Consideration of Operations and Maintenance Expenditures February 2016**
- E. Review of Financial Statements Month Ending November 30, 2015**

92 The Board reviewed the minutes, O&M's and financials. Supervisor Tiberio asked if Kyle's Property Care  
93 was paid.  
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MOTION TO:	Approve minutes and O&M's.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None further
RESULT:	4/0 – Motion passed unanimously

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101 **5. STAFF REPORT**

- 102 **A. District Counsel**
- 103 **B. District Engineer**
- 104 **C. District Manager**
- 105 **D. Vendor Reports**

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107 **6. SUPERVISOR REQUESTS**

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109 Supervisor Tiberio talked about the pressure washing proposal he handed out to the Board. The pressure  
110 washing was for the sidewalks and street gutters. Ms. Hukill recommended getting two more proposals  
111 and the Board asked that Management get two more proposals for the March meeting. Supervisor Tiberio  
112 said he would meet with the vendors in the Community to show them the areas.  
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115 Supervisor Hardee asked about looking at another legal firm due to the hourly rate for the current District  
116 Counsel. Supervisor Gough strongly suggested not to look at another firm since they have been with the  
117 District and knows the history. Ms. Hukill gave the Board hourly rates for three other firms and gave the  
118 hourly rate for another attorney at Straley & Robin. Ms. Hukill told the Board that the District can request  
119 to have another attorney at Straley & Robin with a lower hourly rate to handle the District and that Tracy  
120 Robin will be there to assist if needed. The Board agreed and requested that the attorney only be sent the  
121 meeting books and meeting invitations when needed. The Board did not want the monthly charge for  
122 Counsel receiving and reviewing the meeting book if not needed. Supervisor Hardee also asked about the  
123 March meeting.

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

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126 It was asked about the speeding in the Community and the Board discussed what could be done. Ms.  
127 Hukill stated the District could get a speed sign, contact Pasco County and ask to patrol. Supervisor  
128 Gough asked about speed bumps. The Board wanted to wait on the speed bumps. The Board asked  
129 Management to contact Pasco County to get an agreement for them to patrol the Community.  
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**8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	4/0 – Motion passed unanimously

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

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 3-1-16.

[Signature]  
Signature

Sibby Huki II  
Printed Name

Asst. Secretary  
Title:

- Chairman
- Vice Chairman

[Signature]  
Signature

MARK HARDEE  
Printed Name

CHAIRMAN  
Title:

- Secretary
- Assistant Secretary

Recorded by Records Administrator

[Signature]  
Signature

March 2, 2016  
Date

