

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

March 1, 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 **Tuesday, March 1, 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 March 1, 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
	LMP
	Yellowstone
James Slayton	Millennium

Two (2) Residents

2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments.

3. BUSINESS ITEMS

A. Review on Landscape Proposals

1. Presentation by Millennium Lawn

James Slayton from Millennium gave an overview and background of his company. Supervisor Tiberio asked what makes your company different. Mr. Slayton stated he started this company and it is family operated. He is a full service landscaper and has his own nursery. Supervisor Tiberio also asked about his staff. Supervisor Kasper asked what he would recommend for the Community. Supervisor Gough asked if he does background checks on all staff and would Terra Bella have the same crew all the time or would it change. Mr. Slayton did say Terra Bella would have the same crew and an English speaking person would be on the crew. He doesn't do background checks on all his employees. Supervisor Hardee asked about the mulch, irrigation and bi-weekly service. Mr. Slayton stated they do monthly irrigation inspections and mulch is once a year. Mr. Slayton also told the Board that every week they would receive a weekly report of the areas that the crew worked on. Supervisor Gough asked if they do residential as well and Mr. Slayton said yes, he has a crew for residential.

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51 **2. Presentation by Landscape Maintenance Professionals**
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53 LMP gave an overview of the company and proposal. Supervisor Tiberio asked about the staff
54 and what they would recommend to do around the pond banks. Supervisor Gough asked about
55 background checks and irrigation inspection. LMP did state they do background checks on all
56 employees. They also do monthly irrigation inspection. Supervisor Kasper asked what they
57 recommend in the Community. LMP did say they would like to see more color in the
58 Community and better maintain the Community.
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60 **3. Presentation by Yellowstone**
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62 Yellowstone gave an overview of the company and proposal. Yellowstone would like to see
63 more detail done in the Community. They saw a lot of weeds. The plants look ok to them. The
64 Board asked mostly the same questions of Yellowstone as they did with LMP and Millennium.
65 Supervisor Tiberio asked about the price difference for the HOA and CDD.
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67 The Board then discussed the landscapers. Supervisor Gough liked LMP and then Millennium.
68 She liked LMP better because they do background checks. Supervisor Tiberio liked Millennium.
69 Supervisor Hardee liked them all but Millennium the best.
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71 MOTION TO:	Award Millennium the landscape contract and verify the
	CDD map, plus request background checks on employees
	who will be onsite.
74 MADE BY:	Supervisor Hardee
75 SECONDED BY:	Supervisor Kasper
76 DISCUSSION:	None further
77 RESULT:	4/0 – Motion passed unanimously

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79 Supervisor Hardee asked about the pond bank area and the Board decided to wait until the new landscaper
80 starts in April.
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82 **B. Review on RFQ for District Engineer**
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84 The Board would like to wait until the April meeting on this.
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C. Review on Reserve Study Proposals

The Board reviewed the proposals and Supervisor Hardee liked Facility Advisors the best.

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

D. Proposals for Pressure Washing in the Community

The Board discussed the areas that needed pressure washing and the proposals in the meeting book. The Board would like to wait until the weir repair is complete. They will discuss at the next meeting. They did agree to go with Kyle Pressure Washing when they decide to go ahead.

E. Discussion on Speeding in the Community

The Board discussed speeding in the community. The agreement with Pasco County has been filled out and sent to them. This will allow Pasco County to come into Terra Bella. The Board would like to wait and see if this helps with the speeding. Supervisor Hardee requested to ask Pasco County if they could patrol during peak times.

F. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of the Board of Supervisors Meeting Minutes February 4, 2016**
- B. Consideration of Operations and Maintenance Expenditures March 2016**
- C. Review of Financial Statements Month Ending January 31, 2016**

The Board reviewed all the Consent Agenda items.

MOTION TO:	Approve all Consent Agenda Items.
MADE BY:	Supervisor Kasper
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None further
RESULT:	4/0 – Motion passed unanimously

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5. STAFF REPORTS

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

1. Staff Action Item List

Ms. Hukill went over her report and the staff action item list with the Board.

D. Vendor Reports

6. SUPERVISOR REQUESTS

Supervisor Hardee: CDD newsletter, Minutes on website
Supervisor Kasper: Look at area at Companion Pass near bridge area
Supervisor Tiberio: would like a copy of the Pasco County agreement

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

CDD/HOA map
Change speed limit
Gates

8. ADJOURNMENT

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

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157 *These minutes were done in summary format.


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

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162 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
163 meeting held on 4-5-16.

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166 _____
167 Signature

168 Mark Hardee
169 Printed Name

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171 Title:
172 Chairman
173 Vice Chairman

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166 _____
167 Signature

168 Debby Hukill
169 Printed Name

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171 Title:
172 Secretary
173 Assistant Secretary

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175 Recorded by Records Administrator

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177 _____
178 Signature

179 April 6, 2016
180 Date

