

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

April 5, 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, April 5, 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 April 5, 2016 at 6:30 pm.

Board Members Present:

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

Staff Members Present:

Debby Hukill	Meritus
Vivek Babbar	District Counsel (via speakerphone)

No Residents

2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments.

Debby Hukill asked the Board if they would move up District Counsel and the Board agreed.

3. BUSINESS ITEMS

A. Review on RFQ for District Engineer

1. Johnson Engineering Proposal

The Board reviewed Johnson Engineering's proposal. The Board has been happy with Mr. Chang as the interim engineer. Supervisor Hardee would like to request an estimate on time they will spend on unexpected repairs.

MOTION TO:	Approve Johnson Engineering as District Engineer.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None further
RESULT:	5/0 – Motion passed unanimously

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B. Reserve Study Report

The Board reviewed the reserve report. Supervisor Hardee asked if a chart can be made from 2016-future. He would also like items from the chard on page 62 of the study in chronological order.

The Board discussed the weir repair and they would like to notify the homeowners living near the weir.

Ms. Hukill highlighted the two concerns the report showed. One was setting an assessment schedule for capital reserves and the second study of storm water quality and maintenance of ponds. The Board discussed the assessment schedule and the cost of repairs to make sure the funds are in the capital reserves.

C. Proposals for Pressure Washing in Community

The Board discussed the proposal and if they should do the pressure washing. Supervisor Hardee did ask if the developer would sweep streets more often. The Board would like to make sure the District puts this cost into their budget every two years (\$4,600.00).

MOTION TO:	Approve Proposal for Pressure Washing.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	4/1 – Motion passed – Supervisor Kasper opposed

D. Discussion on 2017 Budget

Debby Hukill told the Board it is time to think about the 2017 budget. She asked the Board if they had any items they would like to add to the budget or a line item they felt needed increased. The Board would like to increase the landscape maintenance, plant replacement and engineer.

The Board discussed getting a sign at the entrance for the community to help notify residents of CDD meetings. Ms. Hukill will set up a conference call with Supervisor Riggs, Jimmy Paleveda and herself to review budget and Supervisor Riggs stated after April 18 would work.

Supervisor Hardee asked the Board about providing a couple of parking spaces in the community for parking. The Board will look at this after construction is finished.

E. General Matters of the District

Supervisor Tiberio spoke with the Pasco Sheriff Department about the speeding in the neighborhood and parking. He stated it was a very good meeting and now has a contact to call if they have a problem. The officer did say he would give warning tickets first then if continues will give out tickets. The officer did say it would be helpful if they had a list of all homeowners that have cameras so they could ask to see video if there is ever a problem.

4. CONSENT AGENDA

A. Consideration of the Board of Supervisors Meeting Minutes March 1, 2016

94 **B. Consideration of Operations and Maintenance Expenditures April 2016**
95 **C. Review of Financial Statements Month Ending February 29, 2016**
96

MOTION TO:	Approve all Consent Agenda Items.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Kasper
DISCUSSION:	Supervisor Hardee asked about the water meter, Duke Energy Invoice and D&O Insurance.
RESULT:	5/0 – Motion passed unanimously

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104 **5. STAFF REPORTS**

105 **A. District Counsel**

106 **1. 2016 Legislative Update Memorandum**
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108 *This agenda item was moved to the beginning of the meeting.*
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110 Mr. Babbar went over the memo for the 2016 legislative updates. Mr. Babbar highlighted the House Bill
111 479 – website requirements. Mr. Babbar then took questions from the Board. Supervisor Hardee asked
112 about the meeting dates and advertisements.
113

114 Mr. Babbar then left the meeting.
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116 **B. District Engineer**

117 **C. District Manager**

118 **1. Staff Action Item List**
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120 Debby Hukill stated her report and action item list is in the meeting book for the Board. She pointed out
121 the date for the weir repair and asked the Board if they had any questions.
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123 Debby Hukill asked the Board about the July meeting date. The Board would like to meet on July 19 at
124 6:30 and if that doesn't work July 20 at 6:30. They would like to try the Terra Bella Apartment
125 Clubhouse, if not Northwood Clubhouse.
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127 **D. Vendor Reports**

128 **1. Remson Aquatics**
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130 **6. SUPERVISOR REQUESTS**
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132 Supervisor Hardee: asked about a CDD newsletter. He would like to highlight the CDD budget and
133 explain what the debt service and O&M is. Why the community cannot have gates. Why the CDD was
134 created. Pasco County Sheriff Agreement and speeding in community. Supervisor Kasper volunteered to
135 write up the newsletter.
136

137 Supervisor Tiberio: stated he talked with Envera about a virtual gate. He was impressed with the idea and
138 the Board seemed very interested. Supervisor Tiberio will get with Envera and get a proposal and this will
139 be placed on the next agenda.

140 The Board discussed doing a survey to see what the Community would like to see but first they believe
141 they need to educate the residents on what the CDD is and what it does.

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143 Supervisor Tiberio will work with landscaper on landscape enhancement.

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145 Supervisor Hardee asked about the pond banks and getting a proposal for grass seed.

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

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149 There were no audience questions or comments.

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151 **8. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	5/0 – Motion passed unanimously

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160 *These minutes were done in summary format.

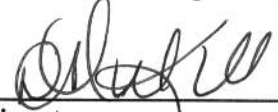
161 *Each person who decides to appeal any decision made by the Board with respect to any matter
162 considered at the meeting is advised that person may need to ensure that a verbatim record of the
163 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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165 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
166 meeting held on 5-3-16.

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169 _____
170 Signature

171 MARK HARDEE
172 _____
173 Printed Name

174 Title:
175 Chairman
176 Vice Chairman

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169 _____
170 Signature

171 SIDNEY RUTKOFF
172 _____
173 Printed Name

174 Title:
175 Secretary
176 Assistant Secretary

177 Recorded by Records Administrator

178 
179 _____
180 Signature

181 5/4/2016
182 _____
183 Date

