

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

November 6, 2018 Minutes of the Regular Meeting

Minutes of the Board of Supervisors Meeting

The Regular Meeting of the Board of Supervisors for Terra Bella Community Development District was held on **Tuesday, November 6, 2018 at 6:30 p.m.** located at the Terra Bella Area Pool located at 2266 Via Bella Blvd. Land O' Lakes, FL 34639.

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, November 6, 2018 at 6:30 p.m.**

Board Members Present:

Mark Hardee	Chairman	<i>via speakerphone</i>
Frank Tiberio	Vice Chairman	
Kevin Riggs	Supervisor	
Devanie Collazo	Supervisor	

Staff Members Present:

Nicole Hicks	Meritus
Vivek Babbar	District Counsel
Jennifer LaRocco	Gray Robinson
Natalie Sidor	PRAG

There were nine residents in attendance.

2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Updates on Refinancing

Natalie Sidor with PRAG said they determined a bank loan would be more economic than a bond loan. They received three responses. Ms. Sidor went through the savings and what each firm was proposing. Supervisor Riggs said this was an exceptionally well-run process. Ms. Sidor said there has been a gradual upward trend in interest rates. There was an audience question about the difference between the bond vs bank loan. Ms. Sidor, Jennifer LaRocco with Gray Robinson, and Mr. Babbar explained some of the differences. Supervisor Riggs said the Board needs to discuss what to do with the extra capital and have a plan for the 20-year vs. 23-year loan. Wells Fargo

47 was decided on as the trustee. Ms. LaRocco went through the delegation resolution and the first
48 supplemental trust indenture. Mr. Babbar explained the tax exempt disclaimer. The Board
49 discussed the options further. Everyone was in agreement to move forward with the proposal
50 from CenterState.
51

MOTION TO:	Execute the contract with CenterState.
MADE BY:	Supervisor Riggs
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

58
59 **B. Consideration of Resolution 2019-01; Delegation Resolution**
60 **i. First Supplemental Trust Indenture**
61

62 The Board reviewed the resolution. Ms. Hicks said they are targeting a closing date of November
63 19, 2018.
64

MOTION TO:	Approve Resolution 2019-01 in substantial form with the addition of Supervisor Riggs listed as the authorized signor.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Collazo
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

73
74 **C. Discussion on Notices of Intent/Resumes for Open Board Seat**
75

76 Ms. Hicks said that Michelle Cummings spoke at the last meeting. She asked if the other
77 candidates would like to introduce themselves. David Franklin and Michael Williams both
78 introduced themselves and shared why they would like to be on the Board. The Board discussed
79 the resumes and Supervisor Tiberio said he would like some time to review them. The Board
80 also discussed that Supervisor Collazo's seat is still held by her until November 20, 2018, and if
81 they were to vote someone in at this meeting to the other seat, the term would only be until
82 November 20, 2018. Ms. Hicks recommended waiting until the next Board meeting to make the
83 decision. The Board agreed this should be on the February agenda. Supervisor Collazo said she
84 would like for it to be on the record that she would like to vote for Michelle Cummings.
85
86

87 **D. Updates on Landscaping**

88
89 Supervisor Hardee said he walked the property and took pictures of the deficiencies. He also said
90 he met with LMP to discuss issues, and they will be providing a report. The Board discussed the
91 proposals. Supervisor Riggs said he doesn't think they should pay for things that are LMP's
92 fault. Supervisor Hardee said some of the plant material was lost due to the freeze. More
93 discussion followed. The Board would like LMP to attend the next meeting. The Board agreed
94 they should hold off on most of the proposals, but they should go ahead and have the dead trees
95 removed.
96

97	MOTION TO:	Have the dead trees removed.
98	MADE BY:	Supervisor Collazo
99	SECONDED BY:	Supervisor Tiberio
100	DISCUSSION:	None Further
101	RESULT:	Called to Vote: Motion PASSED
102		3/1 – Supervisor Riggs opposed.

103
104 **E. General Matters of the District**

105
106 Ms. Hicks brought up the need to make the website ADA compliant. She provided the proposal
107 cost to make the site compliant and for annual maintenance. The Board discussed it further.
108 Supervisor Collazo said she thinks the Board should move forward with the proposal. Mr.
109 Babbar provided some additional information about lawsuits that have taken place. The Board
110 agreed they would like additional proposals at the next board meeting.
111

112
113 **4. CONSENT AGENDA**

114 **A. Consideration of the Board of Supervisors Meeting Minutes October 2, 2018**

115
116 The Board reviewed the minutes.
117

118	MOTION TO:	Approve the October 2, 2018 minutes.
119	MADE BY:	Supervisor Collazo
120	SECONDED BY:	Supervisor Tiberio
121	DISCUSSION:	None Further
122	RESULT:	Called to Vote: Motion PASSED
123		4/0 - Motion Passed Unanimously

124
125

126 **B. Consideration of Operations and Maintenance Expenditures September 2018**

127
128 The Board went over the O&Ms and asked about the payment to Don Harrison that was paid in
129 September but not listed in the September O&Ms. The payment was included in the August
130 O&Ms and cashed in September.
131

132	MOTION TO:	Approve the September 2018 O&Ms.
133	MADE BY:	Supervisor Collazo
134	SECONDED BY:	Supervisor Tiberio
135	DISCUSSION:	None Further
136	RESULT:	Called to Vote: Motion PASSED
137		4/0 - Motion Passed Unanimously

138
139 **C. Review of Financial Statements Month Ending September 30, 2018**

140 **D. Review of District Trust Accounts**

141
142 The Board reviewed and accepted the financials.
143
144

145 **5. SUPERVISOR REQUESTS**

146
147 Supervisor Tiberio asked about the pressure washing. Ms. Hicks said the proposal was signed off
148 and they are just waiting on the vendor to schedule the work.
149

150 Supervisor Riggs said they will have the resolution regarding the capital reserve at the next
151 meeting.
152
153

154 **6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

155
156 There were no audience questions or comments.
157
158

159 **7. ADJOURNMENT**

161	MOTION TO:	Adjourn.
162	MADE BY:	Supervisor Tiberio
163	SECONDED BY:	Supervisor Collazo
164	DISCUSSION:	None Further
165	RESULT:	Called to Vote: Motion PASSED
166		4/0 - Motion Passed Unanimously

167 *These minutes were done in summary format.

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

171 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
172 meeting held on 2-5-19.


174 

175 _____
176 Signature

177 MARK HARDOE

178 Printed Name

181 Title:
182 Chairman
183 Vice Chairman



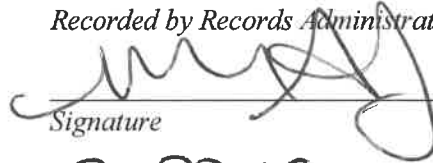
Signature

Nicole Hicks

Printed Name

Title:
 Secretary
 Assistant Secretary

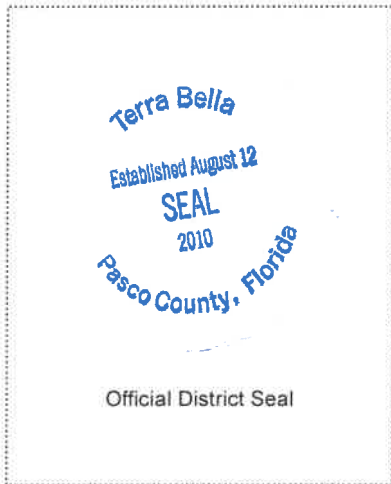
Recorded by Records Administrator



Signature

2-22-19

Date



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