

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

February 5, 2019 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, February 5, 2019 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, February 5, 2019 at 6:30 p.m.**

Board Members Present:

Mark Hardee	Chairman	
Frank Tiberio	Vice Chairman	
Kevin Riggs	Supervisor	
Michelle Cummings	Supervisor	<i>appointed during the meeting</i>
David Franklin	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Nicole Hicks	Meritus
Vivek Babbar	District Counsel
LMP	James Bennett

There were six 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. Discussion on LMP

i. Discussion on LMP/General Landscaping/Proposals

James Bennett with LMP provided a status update for the community. There was some discussion on the correct time for plantings: March into April. The community will be mulched after new plantings. Pine bark mulch will be used. There was a question about cleaning trash debris from the wetlands. The Board asked management to see if the aquatics vendor can remove the debris from the wetlands that can be seen from the street. Mr. Bennett said the main focus right now is fertilization, weed control, fungus treatment, and ants. The Board asked for pictures with future proposals. There was some discussion about having a committee for landscaping

47 issues. Mr. Babbar said he would suggest one Board member and a community member. The
48 Board agreed the committee should include Supervisor Hardee and Mike Veach. Mr. Babbar will
49 draft a resolution.
50

MOTION TO:	Approve proposals 49465, 49470, and 49480.
MADE BY:	Supervisor Hardee
SECONDED BY:	Supervisor Riggs
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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58 **ii. Discussion on 2019 Contract**
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60 The Board discussed the contract. The current contract is a bare bones contract, and the Board
61 would like a formal contract. The scope was discussed. Supervisor Hardee will work with
62 Counsel on scope. Mr. Babbar will draft the contract.
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64 **B. Consideration of Resolution 2019-02; Designating Certain Funds as Capital**
65 **Reserves in the Operating Account for Capital Projects**
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67 The Mr. Babbar explained the resolution. Supervisor Riggs said it is a housekeeping issue to
68 clean up the audit. The Board agreed the resolution was a good idea and would like an interest-
69 bearing account.
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MOTION TO:	Approve Resolution 2019-02
MADE BY:	Supervisor Hardee
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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78 **C. Consideration of Resolution 2019-03; Adopting the Final Supplemental Report**
79 **in Terms of the 2018 Refunding Note**
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81 Mr. Babbar discussed the resolution and said it is tied to the refinancing. He went through the
82 savings from the refinancing.
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MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Riggs
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

D. Discussion on Proposal for Survey at Terracina Court

The Board discussed the survey.

MOTION TO:	Approve the proposal for survey at Terracina Court.
MADE BY:	Supervisor Riggs
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously

E. Discussion on Resumes for Open Board Seats

The Board discussed the resumes.

MOTION TO:	Appoint Michelle Cummings and David Franklin to the Board.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously

Mr. Babbar went through the basics of the Sunshine Laws. He said to avoid using social media and that the Supervisors should have a separate email account. He also discussed the filings with the state.

The recorder stopped working.

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F. Update on Refinancing

There was a discussion on the savings and the decisions that the Board will have to make.

G. Discussion on Brick Pavers at Entry

The Board discussed the proposals. Supervisor Tiberio said repairing the pavers is not going to work. The Board would like a couple more proposals for the repair. The Board discussed possible options.

H. Discussion on Lighting at Entry

The Board discussed the problem and how they would like to move forward. They decided to have an electrician diagnose the problems and change out any bad bulbs with LED lights.

I. Discussion on Street Parking

Supervisor Hardee said the HOA attorney advised the HOA that because the HOA does not own the roads, they cannot tow. The Board discussed further and decided that Supervisor Hardee should reach out to the HOA property manager because he has already had contact.

J. Discussion on Pond Aeration

Ms. Hicks provided an update. Supervisor Riggs said there is some algae on the ponds.

K. Discussion on Meeting Schedule

The Board discussed the current schedule.

MOTION TO:	Change the current schedule to monthly meetings.
MADE BY:	Supervisor Hardee
SECONDED BY:	Supervisor Riggs
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

L. General Matters of the District

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4. CONSENT AGENDA

A. Consideration of the Board of Supervisors Meeting Minutes November 6, 2018

The Board reviewed the minutes.

MOTION TO:	Approve the November 6, 2018 minutes.
MADE BY:	Supervisor Riggs
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures October 2018

The Board went over the October 2018 O&Ms.

MOTION TO:	Approve the October 2018 O&Ms.
MADE BY:	Supervisor Hardee
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures November 2018

The Board went over the November 2018 O&Ms.

MOTION TO:	Approve the November 2018 O&Ms.
MADE BY:	Supervisor
SECONDED BY:	Supervisor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

D. Consideration of Operations and Maintenance Expenditures December 2018

The Board went over the December O&Ms.

200	MOTION TO:	Approve the December 2018 O&Ms.
201	MADE BY:	Supervisor Hardee
202	SECONDED BY:	Supervisor Riggs
203	DISCUSSION:	None Further
204	RESULT:	Called to Vote: Motion PASSED
205		3/0 - Motion Passed Unanimously

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207 **E. Review of Financial Statements Month Ending December 31, 2018**

208 **F. Review of District Trust Accounts**

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210 The Board reviewed and accepted the financials.

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213 **5. RECESS TO EXECUTIVE SESSION**

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215 The Board continued to have the meeting after allowing all staff and consultants to depart. The
216 Executive Session remained open to the public. Supervisor Hardee indicated that he had asked
217 for the executive session to allow the Board an opportunity to have a discussion regarding
218 vendors and contracts the District holds. The Board proceeded to discuss some of the District's
219 vendors and services provided. No actions or votes were taken by the Board during the Executive
220 Session portion of the meeting.

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223 **6. ADJOURNMENT**

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225 The meeting was adjourned.

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228 *These minutes were done in summary format.

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

232 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
233 meeting held on 3-5-19.

235 [Signature]

236
237 Signature

238 MARK HARVEY

239
240 Printed Name

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242 Title:

243 Chairman

244 Vice Chairman

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[Signature]

Signature

Nicole Hicks

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

[Signature]

Signature

3-28-19

Date

