

**TERRA BELLA  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARINGS & REGULAR MEETING  
AUGUST 6, 2019**

**TERRA BELLA  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA**

**August 6, 2019 at 6:30 pm**

The Terra Bella Area Pool

Located at 2266 Via Bella Blvd. Land O' Lakes, FL 34639

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Mark Hardee Frank Tiberio Kevin Riggs Michelle Cummings David Franklin
<b>District Manager</b>	Meritus	Nicole Hicks
<b>District Attorney</b>	Straley Robin Vericker	Vivek Babbar
<b>District Engineer</b>	Johnson Engineering, Inc.	Phil Chang

*All cellular phones and pagers must be turned off while in the meeting room*

The meeting will begin at **6:30 p.m.** Following the **Call to Order** the public has the opportunity to comment on posted agenda items during the second section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time but will consider the comments presented as the agenda progresses. Following public comment, the meeting will proceed with third section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote. The fifth section called Staff Reports. This section will allow Vendors and District Engineer, Attorney and Management to update Board on work and to present proposals. The

The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Board of Supervisors  
**Terra Bella Community Development District**

Dear Board Members:

The Public Hearings & Regular Meeting of the Board of Supervisors of the Terra Bella Community Development District will be held on **Tuesday, August 6, 2019 at 6:30 p.m.** at the **Terra Bella Area Pool Located at 2266 Via Bella Blvd. Land O' Lakes, FL 34639.** Included below is the agenda:

- 1. CALL TO ORDER**
- 2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2019-08; Adopting Fiscal Year 2020 Budget..... Tab 01
  - E. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2019-09; Levying O&M Assessments..... Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
  - A. Discussion on Landscape Enhancements
  - B. Discussion on SWFWMD
  - C. Discussion on Pavers
  - D. Discussion on Pressure Washing/Fence Cleaning
  - E. Acceptance of Financial Report for Fiscal Year Ended September 31, 2018 ..... Tab 03
  - F. Consideration of Resolution 2019-10; Setting Fiscal Year 2020 Meeting Schedule ..... Tab 04
  - G. General Matters of the District
- 8. CONSENT AGENDA**
  - A. Consideration of the Board of Supervisors Meeting Minutes June 4, 2019..... Tab 05
  - B. Consideration of Operations and Maintenance Expenditures May 2019 ..... Tab 06
  - C. Consideration of Operations and Maintenance Expenditures June 2019 ..... Tab 07
  - D. Review of Financial Statements Month Ending June 30, 2019 ..... Tab 08
  - E. Review of District Trust Accounts ..... Tab 09
- 9. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 10. SUPERVISOR REQUESTS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. ADJORNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,  
Nicole Hicks  
District Manager