

TERRA BELLA COMMUNITY DEVELOPMENT DISTRICT

August 6, 2019 Minutes of the Regular Meeting and Public Hearings

Minutes of the Board of Supervisors Regular Meeting and Public Hearings

The Regular Meeting and Public Hearings of the Board of Supervisors for Terra Bella Community Development District was held on **Tuesday, August 6, 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 and Public Hearings of the Board of Supervisors of the Terra Bella Community Development District to order on **Tuesday, August 6, 2019 at 6:35 p.m.**

Board Members Present:

Mark Hardee	Chair
Frank Tiberio	Vice Chair
Kevin Riggs	Supervisor
Michelle Cummings	Supervisor
David Franklin	Supervisor

arrived at approximately 6:50 p.m.

Staff Members Present:

Nicole Hicks	Meritus
--------------	---------

There were no audience members in attendance.

2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. RECESS TO PUBLIC HEARINGS

Ms. Hicks directed the Board to recess to the Public Hearings.

40 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

41 **A. Open Public Hearing on Proposed Fiscal Year 2020 Budget**

42

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

48

49

50 **B. Staff Presentations**

51

52 Ms. Hicks went over that the budget was as previously discussed. The Board discussed the
53 budget as presented.

54

55 **C. Public Comments**

56

57 There were no public comments.

58

59 **D. Consideration of Resolution 2019-08; Adopting Fiscal Year 2020 Budget**

60

61 The Board reviewed the resolution.

62

MOTION TO:	Approve Resolution 2019-08.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Cummings
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

68

69

70 **E. Close Public Hearing on Proposed Fiscal Year 2020 Budget**

71

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Hardee
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

78

81 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

82 **A. Open Public Hearing on Levying O&M Assessments**

83

84

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

85

86

87

88

89

90

91 **B. Staff Presentations**

92

93 Ms. Hicks explained that the resolution allows the CDD to collect the assessments.

94

95 **C. Public Comments**

96

97 There were no public comments.

98

99 **D. Consideration of Resolution 2019-09; Levying O&M Assessments**

100

101 The Board reviewed the resolution.

102

103

MOTION TO:	Approve Resolution 2019-09.
MADE BY:	Supervisor Hardee
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

104

105

106

107

108

109

110 **E. Close Public Hearing on Levying O&M Assessments**

111

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

112

113

114

115

116

117

118

119

120

121 **6. RETURN TO REGULAR MEETING**

122

123 Ms. Hicks directed the Board to return to the regular meeting.

124

125

126 **7. BUSINESS ITEMS**

127 **A. Discussion on Landscape Enhancements**

128

129 Supervisor Hardee said the new contract is complete and should be signed this month. He would
130 like to pick an area each month to look at and meet with LMP. The Board discussed.

131

132 Supervisor Franklin said he spoke with LMP and it is too late to sod Sicilia Pass, so they are
133 cutting less often.

134

135 **B. Discussion on SWFWMD**

136

137 Ms. Hicks provided an update. The cost to install the required plants was just received from the
138 aquatics vendor. She will also be requesting a quote from LMP and will check with Mr. Chang to
139 see if there is required monitoring to add to the cost. Ms. Hicks will compile the complete cost
140 before reaching out to the homeowners involved with the violation.

141

142 *Supervisor Riggs arrived at the meeting.*

143

144 **C. Discussion on Pavers**

145

146 Supervisor Hardee discussed removing and resetting the pavers where there is an issue. Supervisor
147 Tiberio said he does not think they should keep making small repairs and should have the pavers
148 redone correctly. The Board discussed and would like the price to re-sand the area where there is a
149 problem entering the community.

150

151 **D. Discussion on Pressure Washing/Fence Cleaning**

152

153 Supervisor Franklin said the HOA received complaints about the weir not being pressure washed.
154 The Board discussed. Supervisor Franklin asked for the fence separating the community from Twin
155 Creeks to be added to the pressure washing schedule.

156

157 **E. Acceptance of Financial Report for Fiscal Year Ended September 30, 2018**

158

159 The Board reviewed the audit.

160

161
162
163
164
165
166
167
168

MOTION TO:	Accept the Financial Report for Fiscal Year Ended September 30, 2018.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

169
170 **F. Consideration of Resolution 2019-10; Setting Fiscal Year 2020 Meeting Schedule**

171
172 The Board reviewed the resolution and meeting dates. Supervisor Hardee would like to designate
173 the April meeting to discuss the next fiscal year's budget.
174

175
176
177
178
179
180

MOTION TO:	Approve Resolution 2019-10.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

181
182 **G. General Matters of the District**

183
184
185 **8. CONSENT AGENDA**

186 **A. Consideration of the Board of Supervisors Meeting Minutes June 4, 2019**

187
188 The Board reviewed the minutes.
189

190
191
192
193
194
195

MOTION TO:	Approve the June 4, 2019 meeting minutes.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

196
197 **B. Consideration of Operations and Maintenance Expenditures May 2019**

198
199 The Board went over the May 2019 O&Ms.

200
201
202
203
204
205
206

MOTION TO:	Approve the May 2019 O&Ms.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Hardee
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

207
208
209
210
211

C. Consideration of Operations and Maintenance Expenditures June 2019

The Board went over the June 2019 O&Ms.

212
213
214
215
216
217

MOTION TO:	Approve the June 2019 O&Ms.
MADE BY:	Supervisor Hardee
SECONDED BY:	Supervisor Tiberio
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

218
219
220

D. Review of Financial Statements Month Ending June 30, 2019
E. Review of District Trust Accounts

221
222
223
224

The Board reviewed and accepted the financials.

225
226
227
228
229

9. STAFF REPORTS

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

i. Action Item List

230
231
232
233

Ms. Hicks went over the management reports.

234
235

10. SUPERVISOR REQUESTS

236
237
238
239
240

The Board would like a “no soliciting” sign at the front entrance.

The Board also discussed the street parking issue and the options. The HOA documents state that street parking is not allowed, so the HOA should enforce the rule.

241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256

11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

12. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Tiberio
SECONDED BY:	Supervisor Franklin
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

257 *These minutes were done in summary format.

258 *This meeting is available on audio recording upon request.

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

262
263 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
264 meeting held on 09-03-19.

265 [Signature]

266 Signature

267 MARY HARDEE

268 Printed Name

271 Title:

- 272 Chairman
273 Vice Chairman

[Signature]

Signature

Nicole Hicks

Printed Name

Title:

- Secretary
 Assistant Secretary

Recorded by Records Administrator

[Signature]

09-13-19

Date



284