

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

August 5, 2021 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors for Mirabella Community Development District was held on **Thursday, August 5, 2021 at 6:00 p.m.** at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

1. CALL TO ORDER/ROLL CALL

Bryan Radcliff called the Public Hearing and Regular Meeting of the Mirabella Community Development District to order on **Thursday, August 5, 2021 at 6:11 p.m.**

Board Members Present and Constituting a Quorum at the Onset of the Meeting:

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| Troy Gough | Vice-Chair |
| Trivia Kimbrough | Supervisor |
| Mindy Jacobson | Supervisor |

Staff Members Present:

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| Bryan Radcliff | District Manager, Meritus |
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There were a few audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

A resident expressed concerns about loud people trespassing at the pool after hours. The Board and Mr. Radcliff briefly discussed ways to address the issue.

3. RECESS TO PUBLIC HEARING

Mr. Radcliff directed the Board to recess to the public hearing.

39 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**

40 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

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| MOTION TO: | Open the public hearing. |
| MADE BY: | Supervisor Jacobson |
| SECONDED BY: | Supervisor Kimbrough |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously |

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49 **B. Staff Presentations**

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51 Mr. Radcliff went over the proposed FY 2022 budget line items with the Board.

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53 **C. Public Comments**

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55 There were no public comments.

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57 **D. Consideration of Resolution 2021-04; Adopting Proposed Fiscal Year 2022 Budget**

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59 The Board reviewed the resolution.

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| MOTION TO: | Approve Resolution 2021-04. |
| MADE BY: | Supervisor Kimbrough |
| SECONDED BY: | Supervisor Jacobson |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously |

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68 **E. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

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| MOTION TO: | Close the public hearing. |
| MADE BY: | Supervisor Jacobson |
| SECONDED BY: | Supervisor Kimbrough |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously |

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

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

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| MOTION TO: | Open the public hearing. |
| MADE BY: | Supervisor Jacobson |
| SECONDED BY: | Supervisor Kimbrough |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously |

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87 **B. Staff Presentations**

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Mr. Radcliff went over that the assessments will remain the same for FY 2022.

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C. Public Comments

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There were no public comments.

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D. Consideration of Resolution 2021-05; Levying O&M Assessments

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The Board reviewed the resolution.

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| MOTION TO: | Approve Resolution 2021-05. |
| MADE BY: | Supervisor Kimbrough |
| SECONDED BY: | Supervisor Jacobson |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously |

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E. Close the Public Hearing on Levying O&M Assessments

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| MOTION TO: | Close the public hearing. |
| MADE BY: | Supervisor Kimbrough |
| SECONDED BY: | Supervisor Jacobson |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously |

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6. RETURN AND PROCEED TO THE REGULAR MEETING

Mr. Radcliff directed the Board to return and proceed to the regular meeting.

7. BUSINESS ITEMS

A. Consideration of Resolution 2021-03; Adopting Amenities Rules and Policies

Mr. Radcliff went over the resolution with the Board. Supervisor Jacobson noted that the section on charging renters for keys needs to be removed.

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| MOTION TO: | Approve Resolution 2021-03 pending removal of the section charging renters for keys. |
| MADE BY: | Supervisor Kimbrough |
| SECONDED BY: | Supervisor Jacobson |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion passed unanimously |

B. Consideration of Resolution 2021-06; Setting FY 2022 Meeting Schedule

Mr. Radcliff went over the resolution and meeting schedule with the Board.

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| MOTION TO: | Approve Resolution 2021-06. |
| MADE BY: | Supervisor Kimbrough |
| SECONDED BY: | Supervisor Jacobson |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion passed unanimously |

C. Consideration of Resolution 2021-07; Re-designating Officers

Mr. Radcliff went over that the resolution adds him as an Assistant Secretary for signatory purposes.

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| MOTION TO: | Approve Resolution 2021-07. |
| MADE BY: | Supervisor Kimbrough |
| SECONDED BY: | Supervisor Jacobson |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion passed unanimously |

D. Discussion on Pool Maintenance Agreement

Mr. Radcliff went over the pool maintenance agreement with the Board.

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| MOTION TO: | Approve the pool maintenance agreement from Zebra. |
| MADE BY: | Supervisor Kimbrough |
| SECONDED BY: | Supervisor Jacobson |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion passed unanimously |

E. Acceptance of Financial Report for FY Ending September 30, 2020

Mr. Radcliff went over the audit with the Board. The audit came back clean.

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| MOTION TO: | Accept the Financial Report for FY Ending September 30, 2020. |
| MADE BY: | Supervisor Kimbrough |
| SECONDED BY: | Supervisor Jacobson |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 3/0 - Motion passed unanimously |

F. General Matters of the District

Mr. Radcliff mentioned that he would be meeting with Supervisor Gough before he leaves in November. He also noted that they should start looking for another Board member to meet quorum when Supervisor Gough is no longer on the Board.

- 191 **8. CONSENT AGENDA**
192 **A. Consideration of Minutes of the Public Hearing & Public Hearing and Regular**
193 **Meeting May 6, 2021**
194 **B. Consideration of Operations and Maintenance Expenditures April 2021**
195 **C. Consideration of Operations and Maintenance Expenditures May 2021**
196 **D. Consideration of Operations and Maintenance Expenditures June 2021**
197 **E. Review of Financial Statements Month Ending June 30, 2021**
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199 The Board reviewed the Consent Agenda items.
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| MOTION TO: | Approve the Consent Agenda items A-E. |
| MADE BY: | Supervisor Jacobson |
| SECONDED BY: | Supervisor Gough |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 3/0 - Motion passed unanimously |

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209 **9. VENDOR/STAFF REPORTS**

- 210 **A. District Counsel**
211 **B. District Engineer**
212 **C. District Manager**
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214 There were no additional reports from staff at this time.
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217 **10. SUPERVISOR REQUESTS AND COMMENTS**
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219 Supervisor Kimbrough requested follow up on the holiday lights and trash that was dumped at
220 the entrance to the community.
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223 **11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
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225 There were no audience questions or comments.
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229 **12. ADJOURNMENT**

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| 231 | MOTION TO: | Adjourn at 6:44 p.m. |
| 232 | MADE BY: | Supervisor Jacobson |
| 233 | SECONDED BY: | Supervisor Kimbrough |
| 234 | DISCUSSION: | None Further |
| 235 | RESULT: | Called to Vote: Motion PASSED |
| 236 | | 3/0 – Motion Passed Unanimously |

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238 **Please note the entire meeting is available on disc.*

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240 **These minutes were done in summary format.*

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

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247 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
248 meeting held on Nov 4, 2021.

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251 _____
252 Signature

253 Troy Gough
254 Printed Name

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256 Title:
257 Chairman
258 Vice Chairman

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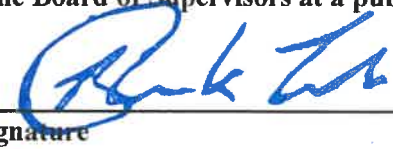
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Signature

Brian Lamb
Printed Name

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator



Signature

11/10/21
Date

