

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

March 4, 2021 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Mirabella Community Development District was held on **Thursday, March 4, 2021 at 6:00 p.m.** at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Mirabella Community Development District to order on **Thursday, March 4, 2021 at 6:01 p.m.**

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

- | | | |
|------------------|------------|---|
| Demetrius Rose | Chair | <i>arrived at approximately 6:15 p.m.</i> |
| Troy Gough | Vice-Chair | |
| Trivia Kimbrough | Supervisor | |
| Mindy Jacobson | Supervisor | |

Staff Members Present:

- | | |
|----------------|---------------------------|
| Brian Howell | District Manager, Meritus |
| Bryan Radcliff | District Manager, Meritus |

There were some resident audience members present and in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Potential Bond Refinance

Mr. Howell provided an update on the bonds. Refinance can happen in three years per the bond documents. The Board will circle back to discussing refinancing the bonds in 2024.

B. Discussion on Vacant Board Seat, Seat 4

Mr. Howell went over that they did not receive any resumes or interest from residents to fill the vacant seat. Management will keep trying to find candidates for Seat 4.

C. General Matters of the District

There were no general matters to discuss at this time.

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50 **4. CONSENT AGENDA**
51 **A. Consideration of Minutes of the Regular Meeting December 3, 2020**
52 **B. Consideration of Operations and Maintenance Expenditures November 2020**
53 **C. Consideration of Operations and Maintenance Expenditures December 2020**
54 **D. Consideration of Operations and Maintenance Expenditures January 2021**
55 **E. Review of Financial Statements Month Ending January 31, 2021**
56

57 The Board reviewed the Consent Agenda items.
58

MOTION TO:	Approve Consent Agenda Items 4A-E.
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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67 **5. VENDOR/STAFF REPORTS**

- 68 **A. District Counsel**
69 **B. District Engineer**
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71 There were no additional reports from Counsel or the Engineer at this time.
72

- 73 **C. District Manager**
74 **i. Sample of Pool Rules**
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76 Mr. Howell updated the Board on the repair items from the previous meeting. Everything has been
77 repaired except for the blinds, which the office manager said were plantation blinds but were
78 actually a higher grade of blinds that cost about double the anticipated cost. That item was tabled for
79 now due to the cost.
80

81 Mr. Howell reviewed the sample pool rules with the Board and went over the process for adopting
82 rules. The public hearing would be in May. The Board briefly discussed the rules and process, and
83 Mr. Howell answered the Board's questions.
84

85 *Supervisor Rose arrived at the meeting.*
86
87

88 **6. SUPERVISOR REQUESTS AND COMMENTS**
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90 Supervisor Gough mentioned a part of the sidewalk that was missed. He asked about the lights,
91 and Mr. Howell confirmed they are getting a second proposal. Supervisor Gough asked about

92 amenity enhancements. Mr. Howell said they can look at the budget and reserves at the May
93 budget meeting. The Board discussed and wanted to see pricing for a playground and gym
94 equipment. Supervisor Gough also mentioned landscape improvements.
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96
97 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
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99 There were no audience questions or comments.
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102 **8. ADJOURNMENT**
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MOTION TO:	Adjourn.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Kimbrough
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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112 *Please note the entire meeting is available on disc.
113

114 *These minutes were done in summary format.
115

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

120
121 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
122 meeting held on 05/06/21.

123
124 Troy Gough
125 781D56852D8944A...
Signature

126
127 Troy Gough
128 Printed Name

129
130 Title:
131 Chairman
132 Vice Chairman

[Signature]
Signature

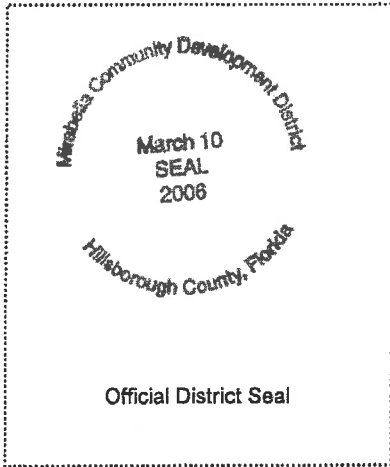
Brian Lamb
Printed Name

133
134 Title:
135 Secretary
136 Assistant Secretary

137 Recorded by Records Administrator

[Signature]
Signature

05/10/21
Date



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