

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

May 6, 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, May 6, 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, May 6, 2021 at 6:04 p.m.**

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

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

Staff Members Present:

- Bryan Radcliff District Manager, Meritus

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

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

4. PUBLIC HEARING ON ADOPTING AMENITIES RULES AND POLICIES

A. Open Public Hearing on Adopting Amenities Rules and Policies

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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B. Staff Presentations

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49 Mr. Radcliff went over the amenities rules and procedures with the Board. The Board noted that
50 the playground and dog park sections need to be removed. The dog policies that do not have to
51 do with the park will remain. The Board also stated that they would like to keep the current
52 policy regarding renters and access cards in place rather than the one in the policies.

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C. Public Comments

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56 There were no public comments.

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D. Close Public Hearing on Adopting Amenities Rules and Policies

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

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69 The Board decided to table approval of the resolution until the next meeting so they can have
70 time to make changes and review it further.

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5. RETURN AND PROCEED TO REGULAR MEETING

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75 Mr. Radcliff directed the Board to return to the regular meeting.

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6. BUSINESS ITEMS

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A. Announcement of Annual Notice of Qualified Electors

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81 Mr. Radcliff announced that as of April 15, 2021, Mirabella CDD had 253 qualified electors.

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**B. Consideration of Resolution 2021-04; Approving Proposed FY 2022 Budget &
Setting Public Hearing**

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86 Mr. Radcliff went over the budget and line items with the Board. There is no increase in
87 assessments. The Board asked about capital reserves; Mr. Radcliff answered.

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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

C. General Matters of the District

The Board mentioned an irrigation line was broken and the grass was damaged.

7. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting March 4, 2021**
- B. Consideration of Operations and Maintenance Expenditures February 2021**
- C. Consideration of Operations and Maintenance Expenditures March 2021**
- D. Review of Financial Statements Month Ending March 31, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A-D.
MADE BY:	Supervisor Jacobson
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

8. VENDOR/STAFF REPORTS

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

There were no additional reports from Counsel or the Engineer at this time.

C. District Manager

Mr. Radcliff suggested purchasing some clubhouse furniture so they can hold the meetings inside because of the heat. The Board agreed and said they would to get some folding tables for the clubhouse before the next meeting.

131 **9. SUPERVISOR REQUESTS AND COMMENTS**

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133 Supervisor Gough went over that the pool pump is starting to have issues. The pool company is
134 doing preventative maintenance for now but said to be prepared for the motor to go. Supervisor
135 Gough also mentioned Zebra maybe doing an acid wash on the pool to clean the rust. Mr.
136 Radcliff will get a proposal and send to the Chair for approval. Supervisor Gough noted that
137 some of the tile around the pool is cracked. Mr. Radcliff will contain Spareem.

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139 Supervisor Gough mentioned an incident of human or animal waste around the trash can and
140 stated that the cameras need to be checked. He also said there is often trash left, among other
141 issues, after people have parties in the pool area. Mr. Radcliff suggested putting some signs up
142 saying that there are cameras recording the area. Supervisor Gough also asked to put a security
143 camera near the filter in the back to better capture where people are jumping the fence.

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146 **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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148 There were no audience questions or comments.

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151 **11. ADJOURNMENT**

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MOTION TO:	Adjourn at 6:26 p.m.
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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161 *Please note the entire meeting is available on disc.

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163 *These minutes were done in summary format.

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

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170 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
171 meeting held on 08/05/21.

172 Troy Gough
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174 Signature

175 Troy Gough
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177 Printed Name

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179 Title:

- 180 Chairman
- 181 Vice Chairman

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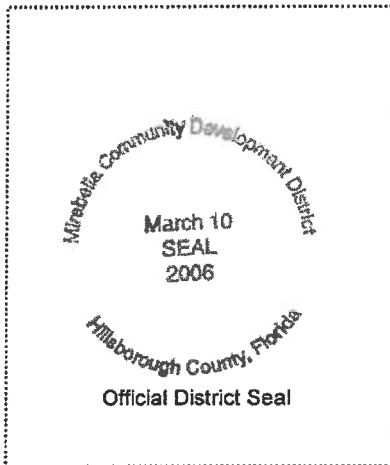
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[Signature]
Signature

Brian Lamb

Printed Name

Title:

- Secretary
- Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature

08/22/21
Date