

**MINUTES OF MEETING  
MIRABELLA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of the Supervisors of Mirabella Community Development District was held on Thursday, October 5, 2023, and called to order at 6:01 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

Present and constituting a quorum were:

Mindy Jacobson	Vice Chairperson
Mercedes Harrison	Assistant Secretary
Gail Reese	Assistant Secretary
Michael Pannullo	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Lisa Castoria	District Manager
Mike Flick	Hillsborough County Traffic Division
Mr. Scroggins	Signal Security
Residents	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Discussion of Pond Bank Erosion**

Mr. Radcliff introduced Mr. Jason Jaszak and Mr. Anthony Mauri from SOLitude Lake Management to discuss the pond bank erosion with the Board.

The Board asked Mr. Jaszak the severity of the erosion. Mr. Jaszak responded that the erosion is moderate, but it is deteriorating enough where remediation is needed.

- Mr. Jaszak presented Filtrax as a cheaper product that is effective but not as invasive as other treatments. SOLitude stated Filtrax can be used to re-slope the pond bank and get it back on track. It is a long-term solution, and he explained once the installation of the root system permeates through the filter bag it's there forever if it is protected by the UV and is anchored in place.

Ms. Reese expressed concern whether there is a water pump in the pond. Mr. Radcliff responded that he would ask SOLitude to investigate the pond to assess whether there is an operational pump.

On MOTION by Ms. Reese seconded by Ms. Harrison with all in favor, a conditional proposal from SOLitude Lake Management for the pond bank treatments in the amount of \$3,000 was approved. 4-0

**B. Discussion of Community Security**

Mr. Radcliff introduced Mr. Scroggins from Signal Security to discuss possible security services for the District.

- Mr. Scroggins stated Single Security proposed having a uniformed officer for two hours to enforce parking.

Mr. Radcliff asked Mr. Scroggins if the Signal Security’s contract is adjustable to the date’s security would be needed. Mr. Scroggins responded that it is not a problem to adjust the schedule and is requesting 48-72 hours’ notice for the dates/time security is needed.

Ms. Reese questioned Mr. Scroggins on enforcement. Mr. Scroggins responded that Signal Security can call the tow company or law enforcement. He stated, once law enforcement is called, they are accommodating. He stated further that as an authorized agent, Signal Security can issue citations if the CDD has a fining structure.

- Mr. Radcliff suggested the Board hear the aquatic proposal first and assess the both the security and aquatic proposals together.

On MOTION by Mr. Pannullo seconded by Ms. Harrison with all in favor, the proposal from Signal for security Services, was approved. 4-0

**C. Consideration of Monument Repair Proposal**

The Board requested Mr. Radliff revise the proposal to reflect a more rectangular finish to the monuments to reduce future damage.

**D. Consideration of Janitorial Service Proposal**

Mr. Radcliff discussed the JNJ proposal with the Board.

- Mr. Radcliff stated the prior janitorial company resigned in an unprofessional manner and will no longer be using their services.

- Mr. Radcliff informed the Board he has hired JNJ, as the services were needed.
- Mr. Pannullo asked Mr. Radcliff who is responsible for the waste going out on their respective days.
- Mr. Radcliff asked Mr. Pannullo to email him what he needs done with the waste so he may provide the vendor with precise instructions.

On MOTION by Mr. Pannullo seconded by Ms. Jacobson with all in favor, the proposal from JNJ Janitorial Services was approved. 4-0
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**E. General Matters of the District**

Mr. Fick discussed the illegal parking at Summer High School.

- Mr. Fick stated Summer High School had an unapproved circulation plan which the previous Principal implemented. The new Principal was told before school was opened to put the approved County plan in place.
- Mr. Fick noted he understood there have been issues with the right-of-way, and thus having the sign restrictions placed throughout the community. He stated Hillsborough County looks at two issues: maintenance and safety. The County does not want to have multiple signs placed as it becomes a maintenance problem for the community. He stated he understood the traffic has been circulating within the Mirabella community and having the “No Stopping/No Standing” restrictions is a way to combat the issue.
- Mr. Pannullo asked Mr. Fick about switching the signage to “No Parking” due to verbiage and no enforcement of prior sign.
- Mr. Fick responded that Hillsborough has so many public schools with restrictions in place, and enforcement would have to be throughout all school zones throughout the county.

- Mr. Pannullo stated the enforcement must start somewhere. Mr. Fick responded that the County is going to have a meeting with the Sheriff’s Office regarding traffic issues.
- Mr. Flick agreed to update the Board at a future meeting once he has met with Emergency Services and school officials.
- Ms. Jacobson asked Mr. Fick how to make widening of Baum Road a priority on the County’s list. Mr. Fick responded this was not possible as the next project would be the sidewalks. The sidewalks are going to end on Baum Road to 301, but it is under land acquisition. He stated the sidewalk cannot be completed until the land is acquired.
- Ms. Jacobson stated this road is a part of the illegal parking problem, as Baum Rd gets blocked, and you cannot get in or out. Mr. Flick responded that he has no comment on the matter as he is at the meeting to discuss the illegal parking situation.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Consideration of Board of Supervisors’ Meeting Minutes of the August 3, 2023 Public Hearings and Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures as of August 2023**
- C. Review of Financial Statements as of August 2023**
- Ms. Jacobson had a question regarding TECO and increased rates which surpassed the previous year.
- Mr. Radcliff stated he will investigate this issue.

On MOTION by Mr. Pannullo seconded by Ms. Reese with all in favor the Consent Agenda items (A-C), were approved as presented. 4-0

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

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

There being no reports, the next order of business followed.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors’ Requests and Comments**

There being none, the next order of business followed.


**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Harrison seconded by Mr. Pannullo with all in favor the meeting was adjourned at 7:15 p.m.4-0

  
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Bryan Radcliff  
Assistant Secretary

  
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Chair/Vice-Chairperson

