

**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, December 5, 2024, and called to order at 6:02 p.m. at the Mirabella Clubhouse located at 14306 Romeo Blvd., Wimauma, FL 33598.

Present and constituting a quorum were:

Trivia M. Kimbrough	Chairperson
Mindy Jacobson	Vice Chairperson
Mercedes Harrison	Assistant Secretary
David Dzien	Assistant Secretary

Also, present were:

Lisa Castoria	District Manager
Dylan Schwartz Resident	Inframark <i>(via conference call)</i>

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Castoria 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. Consideration of Resolution 2025-01; Goals, Objectives, Performance Measures and Standards for FY 2025**

**i. Memorandum HB 7013 – District Goals and Objectives**

On MOTION by Ms. Jacobson seconded by Mr. Dzien with all in favor, Resolution 2025-01 goals 1.1, 2.1, 3.1 were approved as presented. 4-0
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**B. Consideration of Proposed Refinancing of Series 2013 Bonds**

On MOTION by Ms. Kimbrough seconded by Ms. Jacobson with all in favor, the proposed refinancing of series 2013 Bond was approved. 4-0
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**C. Consideration of Palm Trees in the Pool Area**

No action taken. The Board stated it is unnecessary at this time.

**D. Consideration of Security Proposals**

On MOTION by Ms. Jacobson seconded by Ms. Kimbrough with all in favor to rescind of previous motion to engage with EJ Worldwide for security, was approved as discussed. 4-0

On MOTION by Ms. Jacobson seconded by Ms. Kimbrough with all in favor to request not to exceed Signal security to increase coverage to 40 hours a week at a rate no more than \$27/hr. for 180 days of coverage a year plus football games, on football game days, split shift 4 hours in the morning, 4 hours for game, was approved as discussed. 4-0

**E. Acceptance of Seat #4 Resignation**

On MOTION by Ms. Kimbrough seconded by Ms. Jacobson with all in favor seat 4 resignation, was accepted as discussed. 4-0

On MOTION by Ms. Kimbrough seconded by Ms. Harrison with all in favor to consider David Dzien to serve on seat 4, was approved. 4-0

The Oath of Office was administered to David Dzien and accepted the \$200 supervisor compensation.

**UNDER SEPARATE COVER**

On MOTION by Ms. Jacobson seconded by Ms. Kimbrough with all in favor the fence repair proposal from RKA for \$1,875, was approved. 4-0

On MOTION by Ms. Kimbrough seconded by Ms. Jacobson with all in favor, Zebra back billing for \$1,200, and authorize to pay \$1,000, was approved. 4-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Consideration of Board of Supervisors’ Meeting Minutes of the August 22, 2024**
- B. Consideration of Operation and Maintenance Expenditures for August, September, and October of 2024**
- C. Review of Financial Statements as of August, September, and October of 2024**
- D. Ratification of FY 2023 Audit Engagement Letter**
- E. Ratification of Southshore Palm Tree Trimming Removal Proposals**
- F. Ratification of Hurricane Clean-up**

On MOTION by Ms. Kimbrough seconded by Ms. Jacobson with all in favor the Consent Agenda items (A-F), were approved as presented. 4-0

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**  
There being none, the next item followed.

**B. District Engineer**

On MOTION by Mr. Dzien seconded by Ms. Jacobson with all in favor, request a RFQ for District Engineering Services, was approved as discussed. 4-0

**C. District Manager**

On MOTION by Ms. Kimbrough seconded by Ms. Jacobson with all in favor, to designate Mr. Dzien to work with Ms. Castoria on website discussion with vendor, was approved as discussed. 4-0

On MOTION by Ms. Jacobson seconded by Ms. Harrison with all in favor, to designate Mr. Dzien to work with Ms. Castoria with vendor Signal Security on scheduling, was approved as discussed. 4-0

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors’ Requests and Comments**

The Board of Supervisors discussed and requested the following.

- Internet is not operating.
- Clubhouse blinds need repair.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Jacobson seconded by Mr. Dzien with all in favor, the meeting was adjourned at 7:06 p.m. 4-0.

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Lisa Castoria  
Assistant Secretary

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Chairperson/Vice Chairperson