

**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, February 6, 2025, and called to order at 6:00 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
Gail Reese	Assistant Secretary
David Dzien	Assistant Secretary

Also, present were:

Lisa Castoria	District Manager
Andy Mendenhall	Inframark
Leah Popelka	Finance/Accounting
Kathryn Hopkinson	District Counsel
Cynthia Wilhelm	Bond Council
Thomas Giella	Complete IT
Residents	

*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 for Reappointing Seat 1 & 2 of the Board of Supervisors**

On MOTION by Ms. Kimbrough seconded by Ms. Reese with all in favor, declare seats 1 & 2 vacant, was approved. 5-0
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On MOTION by Ms. Dzien seconded by Ms. Jacobson with all in favor, appoint Trivia Kimbrough to seat 1 was approved. 5-0
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On MOTION by Ms. Kimbrough seconded by Ms. Reese with all in favor, appoint Mindy Jacobson to seat 2 was approved. 5-0

The Oath of Office was administered to both Trivia Kimbrough and Mindy Jacobson and accepted compensation of \$200.

**B. Consideration of Resolution 2025-02; Re-Designation of Officers**

On MOTION by Ms. Reese seconded by Mr. Dzien with all in favor, Resolution 2025-02 re-designating of officers as is currently, was adopted. 5-0

**C. Consideration of Certain Documents Related to the Issuance of the Capital Improvement Revenue Refunding Bonds, Series 2025**

- i. Preliminary Summary Assessment Allocation Report**
- ii. Resolution 2025-03; Delegation Award with Exhibits**
- iii. Review of Sources and Uses**

A discussion ensued.

On MOTION by Mr. Dzien seconded by Ms. Kimbrough with all in favor, Resolution 2025-03 Delegation Award with Exhibits, was adopted. 5-0

**D. Consideration of District Engineering Services Proposals**

On MOTION by Ms. Reese seconded by Ms. Kimbrough with all in favor, terminate Stantec, was approved. 5-0

On MOTION by Mr. Dzien seconded by Ms. Reese with all in favor, to engage with BGE district engineering services, was approved. 5-0

**E. Consideration of Surveillance Camera Proposal**

A discussion ensued and Board tabled business item.

**F. Discussion on Budget Workshop Dates**

On MOTION by Ms. Kimbrough seconded by Ms. Jacobson with all in favor, schedule a Budget Workshop for April 17, 2025, at 6:00 pm, was approved. 5-0

**G. Consideration of Security Services**

The Board request to continue engaging with Singal week to week.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Board of Supervisors' Meeting Minutes of the December 5, 2024**

**B. Consideration of Operation and Maintenance Expenditures for November and December of 2024**

**C. Review of Financial Statements as of November and December 2024**

On MOTION by Ms. Reese seconded by Mr. Dzien 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**

There being none, the next item followed.

**B. District Engineer**

The Board request that BGE attend April's meeting and provide an overview of an inspection of the District.

**C. District Manager**

There being none, the next order of business followed.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

The Board of Supervisors discussed and requested the following.

- Proposal for pal trimming.
- Proposal for plantings around monuments.
- Proposal for termite centracon Hometeam.
- Send web invoices to Board.
- Proposal for school now/campus suites web admin.
- Discuss metal roof with insurance company.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Dzien seconded by Ms. Kimbrough with all in favor, the meeting was adjourned at 7:30 p.m. 5-0.
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Lisa Castoria  
Assistant Secretary

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Chairperson/Vice Chairperson