

MIRABELLA COMMUNITY DEVELOPMENT DISTRICT

December 3, 2020 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, December 3, 2020 at 6:00 p.m.** at the Carlton Lakes Clubhouse located at 11404 Carlton Fields Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Mirabella Community Development District to order on **Thursday, December 3, 2020 at 6:10 p.m.**

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

Demetrius Rose	Chair		
Troy Gough	Vice Chair		
Trivia Kimbrough	Supervisor		
Mindy Jacobsen	Supervisor	<i>via</i>	<i>conference call</i>

Staff Members Present:

Brian Howell District Manager, Meritus

There were some resident audience members present and in attendance via conference call.

Mr. Howell stated that he has Supervisor Kimbrough's Oath of Office.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Acceptance of Resignation – Kyle Matthews, Seat 4

Mr. Howell went over Kyle Matthews's Board resignation for Seat 4.

MOTION TO:	Accept Kyle Matthews's resignation from the Board.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough

47 DISCUSSION: None further
48 RESULT: Called to Vote: Motion PASSED
49 4/0 - Motion passed unanimously

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51 **B. Discussion on Vacant Board Seats – Seats 2 & 4**

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53 Mr. Howell went over the vacant Board seats and stated that Mindy Jacobson was a candidate for
54 the open Board seat. The Board discussed.

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56 MOTION TO: Appoint Mindy Jacobson to Seat 2.
57 MADE BY: Supervisor Rose
58 SECONDED BY: Supervisor Gough
59 DISCUSSION: None further
60 RESULT: Called to Vote: Motion PASSED
61 3/0 - Motion passed unanimously

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63 Mr. Howell asked the Board if they would like to fill the other vacant seat. The Board would like
64 to advertise for resumes from the community and fill Seat 4 at the next meeting.

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66 **C. Discussion on Community Improvement Proposals – Spearem Enterprises, LLC**

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68 Supervisor Gough went over the improvement proposals with the Board. Supervisor Kimbrough
69 asked about the budget; Mr. Howell went over the available funds. There was a question about
70 the possibility of discussion in between meetings; Mr. Howell reviewed Sunshine Laws and the
71 Code of Ethics. Supervisor Rose asked about Mr. Howell’s experience with the contractor; Mr.
72 Howell answered. The Board discussed the proposal for the columns.

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74 MOTION TO: Approve the first proposal for \$1,761.00 for the
75 columns.
76 MADE BY: Supervisor Rose
77 SECONDED BY: Supervisor Kimbrough
78 DISCUSSION: None further
79 RESULT: Called to Vote: Motion PASSED
80 4/0 - Motion passed unanimously

81
82 The Board discussed the proposal for painting the interior of the clubhouse. Mr. Howell went
83 over some options and said the work in this proposal is not as critical to do as some of the others.
84 The Board agreed to table this proposal for now.

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86 Supervisor Gough reviewed the pressure washing proposals with the Board. The Board
87 discussed. There was a question about using volunteers for some of the proposals; Mr. Howell
88 answered. The Board agreed to table the first pressure washing of the mail kiosk until they can

89 get more information from the contractor. The Board discussed the proposal to pressure wash the
90 pool deck, pool furniture, and exterior clubhouse.

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MOTION TO:	Approve the proposal to pressure wash the pool deck, pool furniture, and exterior clubhouse for \$750.00.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The Board discussed the proposal to pressure wash and repaint the monument.

MOTION TO:	Approve the proposal to pressure wash and repaint the monument for \$850.00.
MADE BY:	Supervisor Kimbrough
SECONDED BY:	Supervisor Jacobson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The Board discussed the proposal for blinds in the clubhouse.

MOTION TO:	Approve the proposal for the blinds for \$2,600.00.
MADE BY:	Supervisor Rose
SECONDED BY:	Supervisor Gough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The Board would like to see and approve the blinds first. Mr. Howell will send an email to the Board and get their feedback.

D. Discussion on Current Bonds

Mr. Howell went over his research on the bonds. If the Board agrees, he will reach out to Jon Kessler at FMS Bonds to discuss refinancing. The Board discussed.

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MOTION TO:	Direct staff to discuss refinancing with Jon Kessler at FMS Bonds.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Kimbrough
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

E. Discussion on Potential Improvement Projects

Mr. Howell went over some options for heating the pool. He stated that a propane system would be about \$20K. It would be \$2500-3000 a month to heat the pool, which would be done for about six months of the year. Another option for pool heating is geothermal, which is about \$100K but pays for itself in about five years. The Board went over some other potential improvement ideas including extending fencing and doing a fitness or game area in the clubhouse. The Board also discussed District finances and saving money to do improvement projects. Mr. Howell suggested waiting to make future plans until they have more information from the investment banker about refinancing.

F. Discussion on Pool Policies & Rules

Mr. Howell said that the Board should have an escalating policy in place for people who do not follow the pool rules. For the February meeting, Mr. Howell will have an example of what other communities are doing. Then the Board can discuss, make revisions, and have Counsel review it. When the Board is ready, they will need to have a public hearing to discuss and adopt the policy.

G. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Special Meeting July 28, 2020**
- B. Consideration of Minutes of the Public Hearing & Regular Meeting Aug. 6, 2020**
- C. Consideration of Operations and Maintenance Expenditures July 2020**
- D. Consideration of Operations and Maintenance Expenditures August 2020**
- E. Consideration of Operations and Maintenance Expenditures September 2020**
- F. Consideration of Operations and Maintenance Expenditures October 2020**
- G. Review of Financial Statements Month Ending October 31, 2020**

The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve Consent Agenda Items 5A-G.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Rose
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

5. VENDOR/STAFF REPORTS

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

There were no additional reports from vendors or staff at this time.

6. SUPERVISOR REQUESTS AND COMMENTS

Supervisor Gough briefly discussed the irrigation.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were resident comments about the meeting location and issues with cars speeding in the community. Mr. Howell said they might be able to meet inside the clubhouse depending on COVID protocols and that the District can get off-duty Sheriffs to patrol to control speeding. The District cannot put in speed bumps because the roads are maintained by the County. A resident asked about holiday lighting. Mr. Howell said they could put it in the budget for next year and then can engage a lighting contractor. There was also a resident comment about street parking.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Gough
SECONDED BY:	Supervisor Rose
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

212 *Please note the entire meeting is available on disc.

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214 *These minutes were done in summary format.

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

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221 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed

222 meeting held on 03-04-2021.

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225 Signature

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227 Demetrius Rose

228 Printed Name

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230 Title:

231 Chairman

232 Vice Chairman

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Signature

Brian Lamb

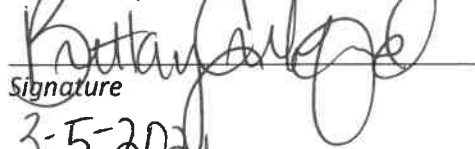
Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator



3-5-2021

Date