



**TERRACINA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
DECEMBER 11, 2023  
9:00 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.terracinacdd.org](http://www.terracinacdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**TERRACINA COMMUNITY DEVELOPMENT DISTRICT**  
Meeting Room of the Nexus at Vista Park  
2101 Vista Parkway  
West Palm Beach, Florida 33411  
**REGULAR BOARD MEETING**  
December 11, 2023  
9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. November 13, 2023 Regular Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Discussion Regarding POA Electrical Service to Fountains/Aerators in District Lakes
    - a. Consider Approval of Banner Electric’s Proposal for Fountain Meters.....Page 5
  - 2. Update on Sinkhole Project
- H. New Business
  - 1. Consider Approval of Han Solar Proposal for Fountains.....Page 6
- I. Administrative Matters
  - 1. Financial Report.....Page 7
- J. Board Members Comments
- K. Adjourn

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune  
News Herald | The Palm Beach Post  
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Terracina Cdd  
Terracina Cdd  
2501 BURNS RD  
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/29/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/29/2023

\_\_\_\_\_  
Legal Clerk

*Nicole Jacobs*  
\_\_\_\_\_  
Notary, State of WI, County of Brown

*8-21-26*  
\_\_\_\_\_  
My commission expires

Publication Cost: \$241.02  
Order No: 9317567 # of Copies: 1  
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NICOLE JACOBS  
Notary Public  
State of Wisconsin

TERRACINA COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024  
REGULAR MEETING SCHEDULE  
NOTICE IS HEREBY GIVEN that  
the Board of Supervisors of the  
Terracina Community Development  
District will hold Regular Meetings  
of 9:00 a.m. in a Meeting Room of  
The Nexus at Visto Park located at  
2101 Visto Parkway, West Palm  
Beach, Florida 33411, on the follow-  
ing dates:  
October 9, 2023  
November 13, 2023  
December 11, 2023  
January 8, 2024  
February 12, 2024  
March 4, 2024  
April 8, 2024  
May 13, 2024  
June 10, 2024  
July 8, 2024  
August 12, 2024  
September 9, 2024

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record. If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made of his or her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting. Meetings may be cancelled from time to time without advertised notice.  
TERRACINA COMMUNITY  
DEVELOPMENT DISTRICT  
www.terracinacdd.org  
9/29/23 9317567

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 13, 2023**

**A. CALL TO ORDER**

The November 13, 2023, Regular Board Meeting of the Terracina Community Development District (the “District”) was called to order at 9:06 a.m. in a Meeting Room of the Nexus at Vista Park located at 2101 Vista Parkway, West Palm Beach, Florida 33411.

**B. PROOF OF PUBLICATION**

Proof of publication was presented indicating that notice of the Regular Board Meeting had been published in the *Palm Beach Post* on September 29, 2023, as part of the District’s Fiscal Year 2023/2024 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Present and constituting a quorum were Chairman Guy Colella and Supervisors Sheik Ameer, Linda Colella and Jose Esquerte and all was in order to proceed with the meeting.

Staff present included District Manager Sylvia Bethel of Special District Services, Inc.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. September 11, 2023, Regular Board Meeting**

The minutes of the September 11, 2023, Regular Board Meeting were presented and the Board was asked if there were any comments or questions.

A **motion** was made by Mrs. Colella, seconded by Mr. Esquerete and unanimously passed approving the minutes of the September 11, 2023, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Discussion Regarding POA Electrical Service to Fountains/Aerators in District Lakes**

- **Consider Banner Electric’s Proposal for Fountain Meters**

Ms. Bethel advised that when she first reached out to FPL, the person she spoke with told her they do not provide proposals, but they would just come out and do the work. Ms. Bethel then reached out to someone else, and they stated they could provide a proposal with the required information. Ms. Bethel then reached out to Banner Electric to have them provide the information needed. Banner Electric is going to provide the information but was behind in doing so due to a death in the family. However, the

information will be provided at the next meeting. Mr. Ameer indicated he had another electrician that could provide a proposal as well. He will reach out to see if he can get a proposal. Mr. Colella asked if this project was included in this budget and Ms. Bethel replied that it was in last fiscal year's budget: the board can do one project: the meters or sinkholes. The Board agreed to do the sinkholes first, then the meters for the fountains.

## **2. Consider Sinkhole Proposals**

Ms. Bethel noted that along with Allstate's proposal for the sinkholes was a proposal from Green Cactus provided by Mr. Ameer. Mr. Ameer explained that this was the community's current landscaper and he trusted their work. A lengthy discussion ensued.

Mr. Colella inquired about doing both projects since Green Cactus came in at a much lower cost than Allstate. Ms. Bethel indicated it was a possibility if they can get a lower proposal for the meters.

A **motion** was made by Ms. Esquerete, seconded by Mr. Ameer and unanimously passed approving the Green Cactus sinkhole proposal in the amount of \$15,250.

## **H. NEW BUSINESS**

There were no New Business items to come before the Board.

## **I. AUDITOR SELECTION COMMITTEE**

### **1. Ranking of Proposals/Consider Selection of an Auditor**

Ms. Bethel reminded the Board that at a previous meeting they voted to make themselves the Audit Committee so that a new auditor could be selected. An ad was posted and three auditors submitted bids, including the current auditor, Berger, Toombs, Elam, Gaines, and Frank. Ms. Bethel directed the Board's attention to Page 8 of the meeting books and stated that management recommends Grau & Associates who has the lowest bid. In the alternative, they can stay with the current auditor. Mr. Ameer suggested the Board go with Grau and Associates.

A **motion** was made by Mr. Esquerete, seconded by Mrs. Colella and unanimously passed approving the selection of Grau and Associates as the District's auditor.

## **J. ADMINISTRATIVE MATTERS**

### **1. Financial Report**

Ms. Bethel directed the Board to the financial report for their review. Mr. Colella gave his analysis of the report and asked Ms. Bethel why was the interest under the fiscal year 22/23 budget so low. Ms. Bethel stated she would find out and e-mail the Board.

## **K. BOARD MEMBER COMMENTS**

Mr. Colella inquired about the fountains. Ms. Bethel contacted Mr. Roberts from Allstate to address the Board's concerns. Mr. Roberts advised of one fountain being down as of right now and the issue with the fountain and repair time; all other fountains were up and working.

## **L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Esquerete, seconded by Mr. Ameer adjourning the Regular Board Meeting at 9:47 a.m. Upon being put to a vote, the **motion** carried unanimously.

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Secretary/Assistant Secretary

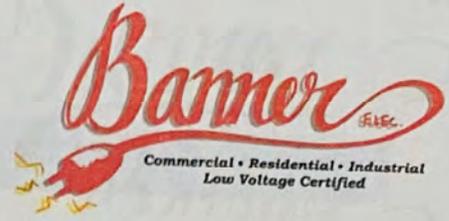
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Chair/Vice-Chair

# Proposal 880

## Banner Electric Inc.

LIC. # EC 13007194  
 P.O. Box 20064  
 WPB, Fl. 33416  
 (561) 541-1873  
 lorenbanner@gmail.com



To Sylvia Bethel

Atten:

Date

08/27/23

Ship To

Instruction: Terracina  
 6565 Del Verde Blvd.  
 WPB, Fl. 33413  
 RE: New electrical services for 8 pond fountains

QuWPB< FL.antity	Description	Unit Price	Total
	Starting from East (Jog) entrance:		
	1)Fountains 1 & 2, 200-amp.		\$18,920.00
	Includes \$10,000.00 for directional boring.		
	2)Fountains 3 & 4, 200-amp.		\$7,792.97
	3)Fountain 5, 100-amp.		\$7,500.00
	4)Fountain 6, 100-amp.		\$17,500.00
	Including \$10,000 for directional boring.		
	5)Fountains 7 & 8, 200-amp.		\$7,792.97
	If there are any questions or concerns please feel free to call.		
		Total:	\$59,506.04
		Due date:	

Thank you for your business!

Tel: [Telephone]  
 Fax: [Fax]

Email: [Email]  
 Web: [Web address]



**PROPOSAL**  
**HAN SOLAR**  
 561-320-6188  
[info@hansolar.com](mailto:info@hansolar.com)

1401 Forum Way #210  
 West Palm Beach FL  
 33401

Attention: Terracina HOA

Date: 11/22/23

Project Title: Terracina  
 Project Description: Electrical

Invoice Number: 67890

Terms:

Description	Quantity	Unit Price	Cost
Fountain #1 and #2 200 amps (includes directional boring)		\$17,890.00	\$17,890.00
Fountain #3 and #4 200 amps		\$7,150.00	\$7,150.00
Fountain #5 100 amps		\$6,990.00	\$6,990.00
Fountain #6 100 amps (with directional boring)		\$17,490.00	\$17,490.00
Fountain #7 and #8 200 amps		\$7,150.00	\$7,150.00
			\$0.00
			\$0.00
			\$0.00
		Subtotal	\$56,670.00
			\$0.00
		Total	\$56,670.00

Terracina  
Community Development District

**Financial Report For  
October 2023**

**TERRACINA COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
OCTOBER 2023**

	Annual Budget 10/1/23 - 9/30/24	Actual Oct-23	Year To Date Actual 10/1/23 - 10/31/23
<b>REVENUES</b>			
O & M ASSESSMENTS	171,346	0	0
DEBT ASSESSMENTS	314,087	0	0
OTHER REVENUES	0	0	0
INTEREST INCOME	240	0	0
<b>Total Revenues</b>	<b>\$ 485,673</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXPENDITURES</b>			
SUPERVISOR FEES	7,000	0	0
PAYROLL TAXES - EMPLOYER	560	0	0
AQUATIC LAKE MAINTENANCE	25,000	1,745	1,745
FOUNTAIN MAINTENANCE	15,000	640	640
ENGINEERING/INSPECTIONS	6,000	0	0
MANAGEMENT	37,020	3,085	3,085
SECRETARIAL	4,200	350	350
LEGAL	5,000	0	0
ASSESSMENT ROLL	8,000	0	0
AUDIT FEES	4,325	0	0
INSURANCE	7,000	6,925	6,925
LEGAL ADVERTISING	1,400	0	0
MISCELLANEOUS	1,050	35	35
POSTAGE	275	9	9
OFFICE SUPPLIES	600	60	60
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,250	0	0
CONTINUING DISCLOSURE FEE	350	0	0
WEBSITE MANAGEMENT	2,000	167	167
CONTINGENCY/FOUNTAINS	32,100	0	0
<b>Total Expenditures</b>	<b>\$ 161,305</b>	<b>\$ 13,191</b>	<b>\$ 13,191</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 324,368</b>	<b>\$ (13,191)</b>	<b>\$ (13,191)</b>
BOND PAYMENTS	(295,242)	0	0
<b>BALANCE</b>	<b>\$ 29,126</b>	<b>\$ (13,191)</b>	<b>\$ (13,191)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,709)	(770)	(770)
DISCOUNTS FOR EARLY PAYMENTS	(19,417)	0	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (13,961)</b>	<b>\$ (13,961)</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (13,961)</b>	<b>\$ (13,961)</b>

<b>Bank Balance As Of 10/31/23</b>	<b>\$ 101,115.36</b>
<b>Accounts Payable As Of 10/31/23</b>	<b>\$ 11,835.10</b>
<b>Accounts Receivable As Of 10/31/23</b>	<b>\$ 2,404.44</b>
<b>Available Funds As Of 10/31/23</b>	<b>\$ 91,684.70</b>

**Terracina Community Development District**  
**Budget vs. Actual**  
**October 2023**

	<u>Oct 23</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · O & M Assessments	0.00	171,346.00	-171,346.00	0.0%
363.810 · Debt Assessments	0.00	314,087.00	-314,087.00	0.0%
363.820 · Debt Assessment-Paid To Trustee	0.00	-295,242.00	295,242.00	0.0%
363.830 · Tax Collector Fee	-770.00	-9,709.00	8,939.00	7.93%
363.831 · Discounts For Early Payment	0.00	-19,417.00	19,417.00	0.0%
369.401 · Interest Income	0.00	240.00	-240.00	0.0%
<b>Total Income</b>	<u>-770.00</u>	<u>161,305.00</u>	<u>-162,075.00</u>	<u>-0.48%</u>
<b>Expense</b>				
511.122 · PR Tax Expense	0.00	560.00	-560.00	0.0%
511.131 · Supervisor Fees	0.00	7,000.00	-7,000.00	0.0%
511.301 · Aquatic Lake Maintenance	1,745.00	25,000.00	-23,255.00	6.98%
511.307 · Fountain Maintenance	640.00	15,000.00	-14,360.00	4.27%
511.310 · Engineering	0.00	6,000.00	-6,000.00	0.0%
511.311 · Management Fees	3,085.00	37,020.00	-33,935.00	8.33%
511.312 · Secretarial Fees	350.00	4,200.00	-3,850.00	8.33%
511.315 · Legal Fees	0.00	5,000.00	-5,000.00	0.0%
511.318 · Assessment/Tax Roll	0.00	8,000.00	-8,000.00	0.0%
511.320 · Audit Fees	0.00	4,325.00	-4,325.00	0.0%
511.450 · Insurance	6,925.00	7,000.00	-75.00	98.93%
511.480 · Legal Advertisements	0.00	1,400.00	-1,400.00	0.0%
511.512 · Miscellaneous	35.22	1,050.00	-1,014.78	3.35%
511.513 · Postage and Delivery	8.53	275.00	-266.47	3.1%
511.514 · Office Supplies	60.10	600.00	-539.90	10.02%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	0.00	4,250.00	-4,250.00	0.0%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.750 · Website Management	166.66	2,000.00	-1,833.34	8.33%
511.800 · Contingency/Fountains	0.00	321,000.00	-321,000.00	0.0%
<b>Total Expense</b>	<u>13,190.51</u>	<u>450,205.00</u>	<u>-437,014.49</u>	<u>2.93%</u>
<b>Net Income</b>	<u><u>-13,960.51</u></u>	<u><u>-288,900.00</u></u>	<u><u>274,939.49</u></u>	<u><u>4.83%</u></u>

**Terracina Community Development District  
Expenditures  
October 2023**

Expenditures	Date	Invoice #	Vendor	Memo	Amount
511,301 - Aquatic Lake Maintenance	10/01/2023	24826	Allstate Resource Management Inc.	Lake, Mitigation and Debris Management Services Recurring	1,695.00
Total 511,301 - Aquatic Lake Maintenance	10/01/2023	24826	Allstate Resource Management Inc.	Debris Removal Services Recurring	50.00
511,307 - Fountain Maintenance	10/01/2023	24826	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
Total 511,307 - Fountain Maintenance	10/01/2023	24826	Allstate Resource Management Inc.	Fountain/Aerator Maintenance Services Recurring	640.00
511,311 - Management Fees	10/31/2023	2023-1253	Special District Services, Inc.	Management Fee Oct 2023	3,085.00
Total 511,311 - Management Fees	10/31/2023	2023-1253	Special District Services, Inc.	Management Fee Oct 2023	3,085.00
511,312 - Secretarial Fees	10/31/2023	2023-1253	Special District Services, Inc.	Secretarial Fee Oct 2023	350.00
Total 511,312 - Secretarial Fees	10/31/2023	2023-1253	Special District Services, Inc.	Secretarial Fee Oct 2023	350.00
511,450 - Insurance	10/01/2023	19774	Egis Insurance & Risk Advisors	Renew Policy #100123064 10/01/2023-10/01/2024	6,925.00
Total 511,450 - Insurance	10/01/2023	19774	Egis Insurance & Risk Advisors	Renew Policy #100123064 10/01/2023-10/01/2024	6,925.00
511,512 - Miscellaneous	10/01/2023	10952	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
Total 511,512 - Miscellaneous	10/01/2023	10952	The Commons Vista Park, LLC	Terracina CDD Reg Board Mtg	25.00
511,513 - Postage and Delivery	10/31/2023	2023-1253	Special District Services, Inc.	Postage Sept 2023	8.53
Total 511,513 - Postage and Delivery	10/31/2023	2023-1253	Special District Services, Inc.	Postage Sept 2023	8.53
511,514 - Office Supplies	10/31/2023	2023-1253	Special District Services, Inc.	Copier Sept 2023	32.10
Total 511,514 - Office Supplies	10/31/2023	2023-1253	Special District Services, Inc.	Copier Sept 2023	32.10
511,540 - Dues, License & Subscriptions	10/02/2023	88718	Department of Economic Opportunity	Fiscal Year 2023 2024 Special District State Fee	175.00
Total 511,540 - Dues, License & Subscriptions	10/02/2023	88718	Department of Economic Opportunity	Fiscal Year 2023 2024 Special District State Fee	175.00
511,750 - Website Management	10/31/2023	2023-1253	Special District Services, Inc.	Website Fee Oct 2023	166.66
Total 511,750 - Website Management	10/31/2023	2023-1253	Special District Services, Inc.	Website Fee Oct 2023	166.66
<b>Total Expenditures</b>					<b>13,190.51</b>

**Terracina Community Development District  
Balance Sheet  
As of October 31, 2023**

	Operating Fund	Capital Projects Fund	Debt Service Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
<b>ASSETS</b>						
Current Assets						
Checking/Savings Bank Account	101,115.36	0.00	0.00	0.00	0.00	101,115.36
Total Checking/Savings	101,115.36	0.00	0.00	0.00	0.00	101,115.36
Total Current Assets	101,115.36	0.00	0.00	0.00	0.00	101,115.36
Fixed Assets						
Storm Water Management	0.00	0.00	0.00	1,770,162.00	0.00	1,770,162.00
Fountains	0.00	0.00	0.00	114,601.00	0.00	114,601.00
Accum Depreciation - Storm Water Mgt	0.00	0.00	0.00	-944,080.00	0.00	-944,080.00
Accum Depreciation - Fountains	0.00	0.00	0.00	-17,496.00	0.00	-17,496.00
Total Fixed Assets	0.00	0.00	0.00	923,187.00	0.00	923,187.00
Other Assets						
Investments - Interest Account	0.00	0.00	28,098.62	0.00	0.00	28,098.62
Investments - Reserve Account	0.00	0.00	15,497.28	0.00	0.00	15,497.28
Investments - Revenue Account	0.00	0.00	23,947.84	0.00	0.00	23,947.84
Investments - Prepayment Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Fund	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Cost Of Issuance Account	0.00	0.00	0.00	0.00	0.00	0.00
A/R Non-Ad Valorem Receipts	2,404.44	0.00	0.00	0.00	0.00	2,404.44
Amount Available In DSF	0.00	0.00	0.00	0.00	67,543.74	67,543.74
Amount To Be Provided	0.00	0.00	0.00	0.00	2,322,456.26	2,322,456.26
Total Other Assets	2,404.44	0.00	67,543.74	0.00	2,390,000.00	2,459,948.18
<b>TOTAL ASSETS</b>	<b>103,519.80</b>	<b>0.00</b>	<b>67,543.74</b>	<b>923,187.00</b>	<b>2,390,000.00</b>	<b>3,484,250.54</b>
<b>LIABILITIES &amp; EQUITY</b>						
Liabilities						
Current Liabilities						
Accounts Payable	11,835.10	0.00	0.00	0.00	0.00	11,835.10
Accounts Payable	11,835.10	0.00	0.00	0.00	0.00	11,835.10
Total Accounts Payable	11,835.10	0.00	0.00	0.00	0.00	11,835.10
Total Current Liabilities	11,835.10	0.00	0.00	0.00	0.00	11,835.10
Long Term Liabilities						
Special Assessment Debt (2021)	0.00	0.00	0.00	0.00	2,390,000.00	2,390,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	2,390,000.00	2,390,000.00
Total Liabilities	11,835.10	0.00	0.00	0.00	2,390,000.00	2,401,835.10
Equity						
Net Income	-13,960.51	0.00	287.45	0.00	0.00	-13,673.06
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investments in Gen Fixed Assets	0.00	0.00	0.00	1,884,763.00	0.00	1,884,763.00
Retained Earnings	105,645.21	0.00	67,256.29	-961,576.00	0.00	-788,674.50
Total Equity	91,684.70	0.00	67,543.74	923,187.00	0.00	1,082,415.44
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>103,519.80</b>	<b>0.00</b>	<b>67,543.74</b>	<b>923,187.00</b>	<b>2,390,000.00</b>	<b>3,484,250.54</b>