

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**June 2, 2022, Minutes of Public Hearing and Regular Meeting**

**Minutes of the Public Hearing and Regular Meeting**

The Public Hearing and Regular Meetings of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, June 2, 2022, at 2:00 p.m.** at the Offices at Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER/ROLL CALL**

Brian Lamb called the Public Hearing and Regular Meetings of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, June 2, 2022, at 2:50 p.m.**

**Board Members Present and Constituting a Quorum:**

Nicholas Dister	Vice-Chair
Kelly Evans	Supervisor
Ryan Motko	Supervisor
Steve Luce	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Inframark
Bryan Radcliff	District Manager, Inframark
Heather Dilley	District Manager, Inframark
Gary Schwartz	Field Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinarts	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

A resident from the HOA side had multiple complaints about the CDD.

- The benches need shade when sitting.
- Mailbox lighting goes on and off.
- Lights on the path are dimed around the mailbox.
- Inquiring a faucet for the dog park.
- Suggested a security guard to be hired for the safety of the residents in the community due to recent home invasion and car theft.
- Holiday décor for the entrance of the community and added to the Budget.
- Access to the fountain on the D and R side of the community to have a path or bench to share amenities.
- The gate to the pool is still broken and needs to be repaired.
- Add a workout station on the extra space in the dog park since there is extra space.
- Refrigerator and microwave along with chairs in the amenity center.
- Concerns with parking around mailbox and overnight parking that is occurring for weeks.

49 - Suggest a towing company.

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51 A resident expressed her concern with having people from the public that are not associated in the  
52 community avoid coming into the community and provide fobs for entrance since the residents pay  
53 their CDD fees.

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55 **3. RECESS TO PUBLIC HEARING**

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57 Mr. Lamb directed the Board to recess to the public hearing.

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60 **4. PUBLIC HEARINGS ON ADOPTING RECREATION CENTER POLICIES & RATES**

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62 **A. Open the Public Hearings on Adopting Recreation Center Policies & Rates**

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MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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**B. Staff Presentations**

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73 Supervisor Kelly suggested to change the closing time for the clubhouse from 11pm to 10 pm and  
74 how the non-user fees work and calculated. Mr. Radcliff stated that he took the average of the two  
75 assessments which can be adjusted. Mr. Radcliff suggested to have a public hearing to address the  
76 fees.

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**C. Public Comments**

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80 There were no public comments.

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**D. Consideration of Resolution 2022-01; Adopting Recreation Center Policies & Rates**

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84 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2022-01.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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**E. Close Public Hearing on Adopting Recreation Center Policies & Rates**

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**5. RETURN AND PROCEED TO THE REGULAR MEETING**

Mr. Lamb directed the Board to return and proceed to the regular meeting.

**6. BUSINESS ITEMS**

**A. Consideration of Resolution 2022-02; Approving FY 2023 Proposed Budget & Setting Public Hearing**

The Board reviewed and discussed the resolution and Mr. Lamb announced the set date for the public hearing on August 4<sup>th</sup> meeting at 2 pm along with adjustments made until the meeting approaches. Mr. Radcliff stated he is making improvements.

MOTION TO:	Approval to start the Budget process with Resolution 2022-02.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**B. Announcement of Qualified Electors**

Mr. Lamb announced there are currently 497 qualified electors.

**C. Consideration of Resolution 2022-03; Announcing Landowners Election**

The Board reviewed the resolution and Mr. Lamb announced the landowner’s election set date for November 3<sup>rd</sup> at 2 pm along with available sampled proxy and ballots. The seats available are seat 1, 2 and 3.

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MOTION TO: Approve Resolution 2022-03.  
MADE BY: Supervisor Dister  
SECONDED BY: Supervisor Evans  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

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**D. General Matters of the District**

There are no general matters of the District.

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**7. CONSENT AGENDA ITEMS**

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- A. Consideration of Minutes of the Regular Meeting April 07, 2022**
- B. Consideration of Operation and Maintenance Expenditures March 2022**
- C. Consideration of Operation and Maintenance Expenditures April**
- D. Review of Financial Statements Month Ending April 30, 2022**

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The Board reviewed the Consent Agenda items.

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MOTION TO: Approve the Consent Agenda A-C.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Dister  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

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**8. VENDOR AND STAFF REPORTS**

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**A. District Counsel**

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**B. District Engineer**

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There were no reports from Counsel or the Engineer.

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**C. District Manager**

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*i. Community Inspection Report*

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The Board reviewed the management reports.

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177 **9. SUPERVISOR REQUESTS**

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179 There were no supervisors request at this time.

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181 **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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183 There were no audience comments.

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186 **11. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

*\*These minutes were done in summary format.*

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

205 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
206 noticed meeting held on 8/22/22.

208 DocuSigned by:  
209 Brian Lamb  
210 Signature 13438...

DocuSigned by:  
Jeffery S. Hills  
Signature 80E0F55AC82413...

212 Brian Lamb  
213 Printed Name

Jeffery S. Hills  
Printed Name

215 Title:  
216  Secretary  
217  Assistant Secretary

Title:  
 Chairman  
 Vice Chairman

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Recorded by Records Administrator

[Signature]  
Signature  
8/30/22  
Date

