

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**April 5, 2018 Minutes of Landowners Election and Regular Meeting**

**Minutes of the Landowners Election and Regular Meeting**

The Landowners Election and Regular Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Friday, April 5, 2018 at 2:00 p.m.** at The Offices of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

**LANDOWNERS MEETING/ELECTION**

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

Brian Lamb called the Landowners Election of the Board of Supervisors of the Timber Creek Community Development District to order on **Friday, April 5, 2018 at 2:00 p.m.**

**Landowner Members Present:**

Jeff Hills	Eisenhower Property Group
Nick Dister	Eisenhower Property Group
Ryan Motko	Eisenhower Property Group
Albert Viera	Eisenhower Property Group
Steve Luce	Eisenhower Property Group

**Staff Members Present:**

Brian Lamb	Meritus
Shannon Kenneston	Meritus

There were no members of the general public in attendance.

**2. APPOINTMENT OF MEETING CHAIRMAN**

Mr. Lamb will serve as meeting Chairman.

**3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**

Mr. Lamb announced that he had the ballot from the landowners' representative in attendance. All five Board seats were open for election.

**4. ELECTION OF SUPERVISORS**

Mr. Lamb stated that Jeff Hills had 80 votes, Nick Dister had 80 votes, Ryan Motko had 40 votes, Albert Viera with 40 votes, and Steve Luce with 40 votes. When the Board convenes, the elected individuals will be sworn in.

50           **5. OWNERS REQUESTS**

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52       There were no landowner requests.

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55           **6. ADJOURNMENT**

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57       Mr. Lamb adjourned the Landowners Election Meeting.

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61           **REGULAR MEETING**

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

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65       Brian Lamb called the Regular Meeting of the Board of Supervisors of the Timber Creek  
66       Community Development District to order on **Friday, April 5, 2018 at 2:05 p.m.**

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

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|----|--------------|------------|
| 69 | Jeff Hills   | Chair      |
| 70 | Nick Dister  | Vice Chair |
| 71 | Ryan Motko   | Supervisor |
| 72 | Albert Viera | Supervisor |
| 73 | Steve Luce   | Supervisor |

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75       **Staff Members Present:**

- |    |                   |         |
|----|-------------------|---------|
| 76 | Brian Lamb        | Meritus |
| 77 | Shannon Kenneston | Meritus |

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79       There were no members of the general public in attendance.

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82           **2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**

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84       There were no audience questions or comments on agenda items.

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87           **3. OATH OF OFFICE**

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89       Mr. Lamb stated that each Board member has signed the Oath of Office and that he is a notary in  
90       the state of Florida and authorized to conduct the Oath. Mr. Lamb told the new Supervisors that  
91       they are required to file a Form 1 in their County of residence. He also went over some of the  
92       other requirements for newly elected Supervisors.

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96 **4. BUSINESS ITEMS**

- 97 **A. Consideration of Resolution 2018-24; Canvassing and Certifying the Results of**  
98 **the Landowners Elections**  
99 **B. Consideration of Resolution 2018-25; Re-Designating Officers**  
100 **C. Consideration of Master Assessment Methodology Report**  
101 **D. Consideration of District Engineer's Report Date March 28, 2018**  
102 **E. Consideration of Resolution 2018-26; Declaring Special Assessments**  
103 **F. Consideration of Resolution 2018-27; Setting Public Hearing for Levying Special**  
104 **Assessments**  
105 **G. Consideration of RFQs for District Engineer**  
106

107 Mr. Lamb went over the Resolution 2018-24 with the Board. He stated that Supervisor Hills and  
108 Supervisor Dister would serve in Seat 1 and 2 after having received the highest number of votes,  
109 with Supervisor Motko, Supervisor Viera, and Supervisor Luce serving in Seats 3, 4, and 5 after  
110 having received the lower amount of votes. Supervisor Hills and Supervisor Dister will have  
111 terms that go through November 2022, and Supervisor Motko, Supervisor Viera, and Supervisor  
112 Luce will have terms that go through November 2020.  
113

114 Mr. Lamb reviewed Resolution 2018-25 with the Board. Supervisor Hills will serve as Chair,  
115 Supervisor Dister will serve as Vice Chair, with the balance of the Board serving as Assistant  
116 Secretaries. Mr. Lamb will serve as Secretary, Eric Davidson at Meritus will serve as Treasurer,  
117 and Brian Howell at Meritus serve as an additional Assistant Secretary.  
118

119 Mr. Lamb then went over the Master Assessment Methodology Report and District Engineer's  
120 Report. He also reviewed Resolution 2018-26 and Resolution 2018-27 with the Board. The date  
121 of the Public Hearing will be Wednesday, May 9, 2018 at 1:00 p.m. at the Meritus Office. Mr.  
122 Lamb recommended ranking Stantec as the top firm. They were the only one to respond to the  
123 RFQ for District Engineering as required.  
124

125	MOTION TO:	Approve Business Items 4A-4G as stated.
126	MADE BY:	Supervisor Hills
127	SECONDED BY:	Supervisor Motko
128	DISCUSSION:	None further
129	RESULT:	Called to Vote: Motion PASSED
130		5/0 - Motion Passed Unanimously

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133 **5. STAFF REPORTS**

- 134 **A. District Counsel**  
135 **B. District Manager**  
136 **C. District Engineer**  
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138 Mr. Lamb said that staff is reviewing preliminary plats and other language associated with the  
139 potential conveyance of other assets and lands in the District.  
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**6. BOARD MEMBERS' COMMENTS**

There were no board member comments.

**7. PUBLIC COMMENTS**

There were no public comments.

**8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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

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163 \*These minutes were done in summary format.

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

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170 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
171 noticed meeting held on 05-03-2018.

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175 Signature

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177 Brian Lamb

178 Printed Name

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180 Title:

181  Secretary

182  Assistant Secretary

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Signature

Jeffrey S. Hillis

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

Bethany Sulzgraber  
Signature

05-15-2018  
Date

