

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
SEPTEMBER 6, 2018**

**TIMBER CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**SEPTEMBER 6, 2018 at 2:00 P.M.**

The Offices of Meritus Corp.  
Located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607

<b>District Board of Supervisors</b>	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Jeff Hills Nicholas Dister Laura Coffey Kelly Evans Steve Luce
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<b>District Manager</b>	Meritus	Brian Lamb
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<b>District Attorney</b>	Straley Robin Vericker	John Vericker
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<b>District Engineer</b>	Stantec	Tonja Stewart
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*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The meeting will begin at **2:00 p.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

September 6, 2018

Board of Supervisors  
**Timber Creek Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of Timber Creek Community Development District will be held on **Thursday, September 6, 2018 at 2:00 p.m.** at the offices of Meritus Corp., located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2019 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Close Public Hearing on Proposed Fiscal Year 2019 Budget
  - E. Consideration of Resolution 2018-37; Adopting Fiscal Year 2019 Budget.....Tab 01
- 4. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
- 5. BUSINESS ITEMS**
  - A. Consideration of Resolution 2018-38; Assessment Resolution ..... Tab 02
  - B. Consideration of Resolution 2018-39; Setting Fiscal Year 2019 Meeting Schedule ..... Tab 03
  - C. Consideration of Resolution 2018-40; Setting Final Terms of 2018 Series Bond ..... Tab 04
    - a. District Engineer’s Report ..... Page 29
    - b. First Supplemental Special Assessment Methodology Report..... Page 44
  - D. General Matters of the District
- 6. CONSENT AGENDA**
  - A. Consideration of Minutes of the Public Hearings and Regular Meeting May 3, 2018 ..... Tab 05
  - B. Consideration of Minutes of the Public Hearings and Regular Meeting May 9, 2018 ..... Tab 06
  - C. Consideration of Minutes of the Continued Meeting June 7, 2018..... Tab 07
  - D. Consideration of Minutes of the Regular Meeting July 5, 2018 ..... Tab 08
  - E. Consideration of Operations and Maintenance Expenditures May 2018 – July 2018 ..... Tab 09
  - F. Review of Financial Statements through July 31, 2018 ..... Tab 10
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

*Brian Lamb*

Brian Lamb  
District Manager