

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

May 3, 2018 Minutes of Public Hearings and Regular Meeting

Minutes of the Public Hearings and Regular Meeting

The Public Hearings and Regular Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Friday, May 3, 2018 at 2:00 p.m.** at The Offices of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Public Hearings and Regular Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Friday, May 3, 2018 at 2:25 p.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Nick Dister	Vice Chair
Ryan Motko	Supervisor
Albert Viera	Supervisor
Steve Luce	Supervisor

Staff Members Present:

Brian Lamb	Meritus	
Nicole Chamberlain	Meritus	
Vivek Babbar	District Counsel	<i>via conference call</i>
Tonja Stewart	District Engineer	<i>via conference call</i>
Kelly Evans	Lennar	

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. RECESS TO PUBLIC HEARINGS

The Board recessed to the public hearings.

4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION

A. Open the Public Hearing on Adopting Uniform Method of Collection

Mr. Lamb opened the public hearing.

49 **B. Staff Presentations**

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51 Mr. Lamb explained the purpose of the public hearing.

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53 **C. Public Comments**

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55 There were no public comments.

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57 **D. Consideration of Resolution 2018-28; Adopting Uniform Method of Collection**

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59 Mr. Lamb reviewed the resolution with the Board.

61	MOTION TO:	Approve Resolution 2018-28.
62	MADE BY:	Supervisor Hills
63	SECONDED BY:	Supervisor Dister
64	DISCUSSION:	None further
65	RESULT:	Called to Vote: Motion PASSED
66		5/0 - Motion Passed Unanimously

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68 **E. Close the Public Hearing on Adopting Uniform Method of Collection**

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70 Mr. Lamb closed the public hearing.

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73 **5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**

74 **A. Open the Public Hearing on Adopting Uniform Rules of Procedure**

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76 Mr. Lamb opened the public hearing.

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78 **B. Staff Presentation**

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80 Mr. Lamb asked for questions from the Board; the Board did not have any questions.

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82 **C. Public Comments**

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84 There were no public comments.

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86 **D. Consideration of Resolution 2018-29; Adopting Uniform Rules of Procedure**

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88 Mr. Lamb reviewed the resolution with the Board.

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MOTION TO:	Approve Resolution 2018-29.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Uniform Rules of Procedure

Mr. Lamb closed the public hearing.

6. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET

A. Open the Public Hearing on Proposed Fiscal Year 2018 Budget

Mr. Lamb opened the public hearing.

B. Staff Presentation

Mr. Lamb reviewed the budget line items with the Board.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2018-30; Adopting Fiscal Year 2018 Budget

i. Consideration of Developer Funding Agreement

Mr. Lamb reviewed the resolution with the Board and stated that there is a developer funding agreement attached to it.

MOTION TO:	Approve Resolution 2018-30 subject to the finalization of the funding agreement by the developer which is the development entity associated with the Timber Creek plans.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

133 **E. Close the Public Hearing on Proposed Fiscal Year 2018 Budget**

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135 Mr. Lamb closed the public hearing.
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138 **7. RETURN AND PROCEED TO REGULAR MEETING**

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140 The Board returned and proceeded to the Regular Meeting.
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143 **8. STAFF REPORTS**

- 144 **A. District Counsel**
 - 145 **B. District Manager**
 - 146 **C. District Engineer**
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149 **9. BUSINESS ITEMS**

150 **A. Consideration of Resolution 2018-31; FY 2018 Assessment Resolution**

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152 Mr. Babbar reviewed the resolution with the Board.
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MOTION TO:	Approve Resolution 2018-31.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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161 **B. Consideration of Resolution 2018-32; Approving Fiscal Year 2019 Proposed**
162 **Budget & Setting Public Hearing**
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164 Mr. Lamb stated that this item will be continued to June 7, 2018 at 2:00 p.m. at the Meritus
165 office.
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167 **C. Consideration of Engineer's Report**

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169 Mr. Lamb and Ms. Stewart went over the Engineer's Report.
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MOTION TO:	Approve the Engineer's Report as presented in substantial form.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

D. Consideration of First Supplemental Assessment Methodology Report – May 1, 2018

Mr. Lamb went over the First Supplemental Methodology Report with the Board.

MOTION TO:	Approve the First Supplemental Assessment Methodology Report in substantial form.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

E. Consideration of Resolution 2018-33; Delegation Resolution

- i. First Supplemental Trust Indenture**
- ii. Bond Purchase Contract**
- iii. Preliminary Limited Offering Memorandum**
- iv. Continuing Disclosure Agreement**

Mr. Lamb and Mr. Babbar reviewed the resolution and exhibits with the Board.

MOTION TO:	Approve Resolution 2018-33 and exhibits.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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F. Annual Disclosure of Qualified Electors

Mr. Lamb announced that as of April 15, 2018, the County reports that Timber Creek CDD has 11 qualified electors. However, that number should be 0, so staff will look into if the County is catching something off of the wrong legal description.

G. General Matters of the District

10. CONSENT AGENDA

A. Consideration of Minutes of the Special Organizational Meeting February 23, 2018

B. Consideration of Minutes of the Landowners Election & Regular Meeting April 5, 2018

The Board reviewed the Consent Agenda items.

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

11. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests or comments.

12. PUBLIC COMMENTS

There were no public comments.

245 **13. ADJOURNMENT**
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247	MOTION TO:	Continue the meeting to Thursday, June 7, 2018 at
248		2:00 p.m. at the Meritus office.
249	MADE BY:	Supervisor Hills
250	SECONDED BY:	Supervisor Dister
251	DISCUSSION:	None further
252	RESULT:	Called to Vote: Motion PASSED
253		5/0 - Motion Passed Unanimously

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255 **Please note the entire meeting is available on disc.*
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257 **These minutes were done in summary format.*
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259 **Each person who decides to appeal any decision made by the Board with respect to any matter*
260 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
261 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
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263 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
264 **noticed meeting held on** 09-06-18.

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268 **Signature**

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271 **Printed Name**

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273 **Title:**
274 **Secretary**
275 **Assistant Secretary**
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273 **Title:**
274 **Chairman**
275 **Vice Chairman**
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280 *Recorded by Records Administrator*

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284 **Signature**

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287 09-07-18
Date