

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

August 22, 2019 Minutes of Public Hearing & Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, August 22, 2019 at 2:00 p.m.** at The Offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Public Hearing & Regular Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, August 22, 2019 at 3:26 p.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Nick Dister	Vice Chair
Kelly Evans	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Nicole Hicks	Meritus
Vivek Babbar	Straley Robin Vericker

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. RECESS TO PUBLIC HEARING

Ms. Hicks directed the Board to recess to the public hearing.

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2020 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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B. Staff Presentations

Ms. Hicks went over the proposed budget with the Board. It is the same budget as presented in the May meeting.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2019-05; Adopting Fiscal Year 2020 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-05.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

E. Consideration of the Developer Funding Agreement for FY 2019-2020

The Board reviewed the developer funding agreement.

MOTION TO:	Approve the Developer Funding Agreement for FY 2019-2020.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

F. Close Public Hearing on Proposed Fiscal Year 2020 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

91 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

92 **A. Open Public Hearing on Levying O&M Assessments**

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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101 **B. Staff Presentations**

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103 Ms. Hicks reviewed the assessments with the Board.

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105 **C. Public Comments**

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107 There were no public comments.

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109 **D. Consideration of Resolution 2019-06; Levying O&M Assessments**

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111 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2019-06.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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120 **E. Close Public Hearing on Levying O&M Assessments**

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MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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130 **6. RETURN TO REGULAR MEETING**

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132 Ms. Hicks directed the Board to return to the Regular Meeting.

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135 **7. BUSINESS ITEMS**
136 **A. Consideration of Resolution 2019-07; Setting Fiscal Year 2020 Meeting Schedule**
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138 The Board reviewed the resolution and meeting schedule.
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MOTION TO:	Approve Resolution 2019-07.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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147 **B. General Matters of the District**
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150 **8. CONSENT AGENDA**

- 151 **A. Consideration of Minutes of the Regular Meeting June 6, 2019**
- 152 **B. Consideration of Operations and Maintenance Expenditures May 2019**
- 153 **C. Consideration of Operations and Maintenance Expenditures June 2019**
- 154 **D. Consideration of Operations and Maintenance Expenditures July 2019**
- 155 **E. Review of Financial Statements Month Ending July 31, 2019**

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157 The Board reviewed the Consent Agenda items.
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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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167 **9. VENDOR/STAFF REPORTS**

- 168 **A. District Counsel**
- 169 **B. District Engineer**
- 170 **C. District Manager**

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172 Mr. Lamb went over that Phase 2C will have an additional 20 lots and will absorb the remaining
173 four lots that are required to satisfy the bond issue. The District Engineer will prepare an Engineer's
174 report for the additional 16 lots, which will be in excess of those that were anticipated for the last
175 bond issue. There will be a small placement with the underwriter with an assessment methodology
176 in that Engineer's report showing the benefit received by those lots. This will be forthcoming after
177 the time of platting, which is anticipated to occur in the next few months.

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10. SUPERVISOR REQUESTS

Supervisor Evans mentioned working on aquatics.

11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

12. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

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202 *These minutes were done in summary format.

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

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208 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
209 noticed meeting held on 1/23/20.

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Signature

Signature

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Brian Lamb

Signature

Jeff Hills

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Printed Name

Printed Name

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Title:

Title:

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Secretary

Chairman

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Assistant Secretary

Vice Chairman

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Recorded by Records Administrator

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Signature

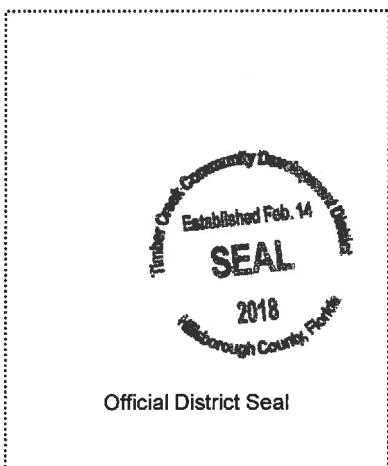
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1/24/20

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Date

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Bartley Griffin
Signature
1/24/20
Date