TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED MEETING
JANUARY 20, 2022

TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, JANUARY 20, 2022 AT 10:00 A.M.
THE OFFICES OF MERITUS DISTRICTS
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607

District Board of Supervisors	Chair	Jeffery Hills
	Vice-Chair	Nicholas Dister
	Supervisor	Steve Luce
	Supervisor	Kelly Evans
	Supervisor	Ryan Motko
District Manager	Meritus	Bryan Radcliff
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off during the meeting

The meeting will begin at **10:00 a.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items.** This section contains items for approval by the District Board of Supervisors that may require discussion, motions, 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) 873-7300 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 fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 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.

Board of Supervisors
Timber Creek Community Development District

Dear Board Members:

The Continued Meeting of Timber Creek Community Development District will be held on **January 20, 2022 at 10:00 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. **Please let us know at least 24 hours in advance if you are planning to call into the meeting**. 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. **BUSINESS ITEMS**
   - A. Discussion on Landscaping True-Up Letter – Cornerstone……..Tab 01
     - i. Cornerstone Landscape Report – January 2022
   - B. Discussion on Landscape Proposal……...Tab 02
   - C. Ratification of Pool Maintenance Contract……...Tab 03
   - D. Discussion on 10233 Opaline Sky Ct. – Fence Installation Approval……..Tab 04
   - E. General Matters of the District
4. **CONSENT AGENDA**
   - A. Consideration of Minutes of the Regular Meeting December 02, 2021……...…….……Tab 05
   - B. Consideration of Operation and Maintenance Expenditures November 2021 .....Tab 06
   - C. Review of Financial Statements Month Ending November 30, 2021…….....Tab 07
5. **VENDOR/STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer
   - C. District Manager…….Tab 08
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM**
8. **ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely

Bryan Radcliff,
District Manager

14620 Bellamy Brothers Boulevard Dade City, Florida 33525 P:(866) 617-2235 F:(866) 929-6998
www.CornerstoneSolutionsGroup.com

October 1, 2021

Re: Timber Creek CDD Landscape Maintenance Service "True Up"

To Whom it Concerns:

In reviewing our records, we recognized an amount of billing that was not processed properly. We had proposed a monthly amount for service and incorrectly billed a different amount. I have included the corrected billing and provided the final "true up" balance.

Please accept my sincere apology for this oversight. The responsibility ultimately lies with me. I regret the need to present the situation and billing amounts. We have resolved the situation internally to avoid such an oversight in the future.

After your review, we are requesting payment of billings as noted. I have also included a revised landscape maintenance service agreement; we are requesting this to go into effect as of October. In the meantime, we will continue to provide services trusting our ability to work through this together. I do not take the relationship and opportunity to support you for granted.

I will be available to discuss the situation by phone, video, or in person if necessary.

Sincerely,

Eric Schultz
General Manager
Cornerstone

14620 Bellamy Brothers Boulevard Dade City, Florida 33525 P :(866) 617-2235 F :(866) 929-6998 www.CornerstoneSolutionsGroup.com

	Timber Creek CDD		
	Billed	Corrected	Balance
Jan-00	$ 2,420	$ 3,150	$ (730)
Feb-00	$ 2,420	$ 3,150	$ (730)
Mar-00	$ 2,420	$ 3,150	$ (730)
Apr-00	$ 2,420	$ 3,150	$ (730)
May-00	$ 2,420	$ 3,150	$ (730)
Jun-00	$ 2,420	$ 3,150	$ (730)
Jul-00	$ 2,420	$ 3,150	$ (730)
Aug-00	$ 2,420	$ 3,150	$ (730)
Sep-00	$ 2,420	$ 3,150	$ (730)
Oct-00	$ 2,420	$ 3,150	$ (730)
Nov-00	$ 2,420	$ 3,150	$ (730)
Dec-00	$ 2,420	$ 3,150	$ (730)
Jan-01	$ 2,420	$ 3,150	$ (730)
Feb-01	$ 2,420	$ 3,150	$ (730)
Mar-01	$ 2,420	$ 3,150	$ (730)
Apr-01	$ 2,420	$ 3,150	$ (730)
May-01	$ 2,420	$ 3,150	$ (730)
Jun-01	$ 2,420	$ 3,150	$ (730)
Jul-01	$ 3,150	$ 3,150	$ -
Aug-01	$ 3,150	$ 3,150	$ -
Sep-01	$ 3,150	$ 3,150	$ -
Total	$ 53,010	$ 66,150	**$ (13,140)**

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

Cornerstone

14620 BELLAMY BROTHERS BLVD.
DADE CITY, FL 33525
PHONE: 866-617-2245 | FAX: 866-929-6998
WWW.FLCORNERSTONE.COM

LANDSCAPE MAINTENANCE SERVICE AGREEMENT

DATE: SEPTEMBER 20, 2021

MAINTENANCE SERVICE:

SCOPE OF WORK	FREQUENCY
Maintenance: Mowing, Edging, Pruning (under 12ft), Weeding, Debris Clean-Up	**40**
Irrigation: Monthly Wet Checks, 145 Zones	**12**
Fertilization/ Turf: 6 Applications per year at turf areas (St. Augustine Turf Only)	**6**
Ornamental: 4 Applications per year at shrubs and trees	**4**

SERVICE PRICING:

DESCRIPTION	MONTHLY	ANNUAL
TOTAL SERVICE PRICING: *Maintenance* *Irrigation* *Fertilization/ Turf* *Ornamental(s)*	$3,150.00	$37,800.00

Scope of Work:

Contractor shall furnish all horticultural supervision, labor, material, equipment, and transportation required to maintain the landscape throughout the contract period, as specified herein.

The scope of our services shall be based exclusively on those items approved and initialed on Page Two (2) of our Proposal document – "Service Proposal"

Lawn Care:

Mowing and Edging:
Mowing shall be performed with commercial grade mower types to provide a quality cut. All turf shall be mowed at a height of 3-4". Based on the agreed upon mowing visits, all turf shall be mowed more frequently during the active growing season of May through September and less frequently during the slow growing season of November through April.

Should the Owner / Client request additional mowing, a separate proposal can be provided at the time service is requested.

In accordance with Green Industries Best Management Practices, clippings shall be left on the lawn if no visible clumps remain on the grass surface 24 hours after mowing.
Edges shall be trimmed to maintain a neat appearance.

Fertilization:
Lawns shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on the type of nitrogen used and the type of turfgrass. Only professional grade fertilizers will be used and have no less than 50% slow-release formulations. Contractor will follow Green Industries Best Management Practices set forth by the University of Florida and enforced by local officials.

Disease Control:
Disease control is maintained through proper fertilization, mowing and water management. If a disease situation does occur, Contractor will use treatments to stop or slow progression of disease.

Insect Control:
Contractor will provide control of turf damaging insects using Federal and State registered insect control products as needed to prevent or mitigate turf damage. These treatments do not include the prevention of fire ant infestation which is available at added cost.

Disease caused by infestation of nematodes (microscopic round worms that feed on roots) is not included. Currently, there is no effective nematode control product registered for use on

landscapes. Contractor will recommend additional treatments and procedures to minimize damage should nematodes become a problem. These treatments will be provided at additional cost. Nematode control is available for some sports turf locations and will be quoted separately if required.

Weed control:
Contractor will use proper fertilization, mowing and watering practices to promote the growth of weed resistant turf. Additionally, applications of pre and post emergence weed controls will be applied at times if warranted to control weeds without damaging desirable turf.

Recent changes in Federal regulations have resulted in our loss of ability to selectively control some weeds including crabgrass when they are present in St Augustine. The only control of these weeds is to treat infested turf with non-selective products such as Roundup. These treatments require the re-sodding which will be quoted at additional charge.

Due to the unavailability or restrictions above placed on effective control products, the eradication of carpet grass, wild bermudagrass, torpedo grass, and several sedges are not included in this contract.

Chemical weed control will be rotated on a six-week cycle and can only be applied safely when temperatures are below 90 degrees and wind drift is minimum.

Ground Cover Area/ Shrub Areas:

Edging:
Edge ground cover as needed to keep within bounds and away from obstacles.

Pruning:
Shrubs shall be pruned only as necessary to maintain the natural form of the plant, to maintain growth within space limitations, and to eliminate damage or diseased wood. This excludes pruning necessitated by storm damage, disease, neglected overgrowth or winterkill.
Pruning Frequency in this contract is TEN (10) occurrences.
All trimming and pruning shall be subject to all applicable State, Federal, and ANSI Regulations.

Weed Control:
Keep beds reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or

selective post-emergent/contact herbicides.

Pre-emergent: This type of control should be used only if a known weed problem warrants its use.

Post-emergent: Control broadleaf weeds with selective herbicides.
The chosen chemical will be recommended and legally approved for the specific weed problem.

Fertilization:
Apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material.

Fungicide:
Apply recommended, legally approved fungicides to control disease-causing damage to ornamentals if warranted.

Pesticide:
Apply recommended, legally approved pesticides to control insects causing damage to ornamentals if warranted.

Control of Imported Pests:
Certain locations in Florida have a record of accidental introduction of pests from other countries. These imported pests can be very damaging and difficult or impossible to control with available products. Where such pests become a problem Contractor will recommend the most cost-effective alternatives for pest mitigation. Such recommendations may include plant replacement or intensified treatment schedules that may require additional cost to the customer.

Tree Care:

Pruning:
Height limitation for tree pruning covered in the specification is twelve (12) feet. On trees over 12 feet in height only low-hanging branches that present a hazard to pedestrian or vehicular traffic will be raised. Trees under 12 feet are scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Evergreen trees under 12 feet shall be thinned out and shaped only if necessary to minimize wind and storm damage. Trees over twelve (12) feet in overall height requiring canopy pruning, thinning, etc. shall be quoted at the Owners / Clients request and expense.

Staking:
Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk

caliper of 4" or substantial root development stability, removal will be discussed with client / owner.

Palms:
Palm Fronds under twelve (12) feet shall be removed periodically when fronds are brown or damaged. Cuts will be made as close to the trunk as possible. Careful procedures shall be followed to prevent damage to any portion of the palm, especially in the bud (heart) of the palm. Inflorescences, Seed pods, and fruit shall be removed on a periodic cycle, as necessary. Palms over twelve (12) feet in overall height will be pruned separately at Client / Owners request and expense.

Palms will be pruned to the 3 o'clock and 9 o'clock position (horizontal) and will be pruned in accordance with ANSI Z-300 Palm Tree Pruning Standards.

Mulched Areas:
Mulched areas will be inspected on our days of service. Weeds and grasses shall be controlled with recommended, legally approved herbicides only if necessary. In those areas with excessive mulch build-up alternatives will be discussed with the client.

Safety Border: unless otherwise agreed upon, a 6-inch safety border will be sprayed with non-selective herbicide around all areas where grass meets a permanent structure. This border is intended to prevent damage to these structures. If the Owner / Client does not want this safety border, Cornerstone Solutions Group will not be held responsible for damages to these areas.

Irrigation System:
Watering shall be scheduled with automatic controllers to supply quantities and frequencies consistent with seasonal requirements of the plant materials in the landscape. In some circumstances, water scheduling may be limited by local watering restrictions.

Where practical, watering shall be done at night or early morning if the system is automatic, unless notified otherwise by the owner.

Any damages to the irrigation system caused by the Contractor while carrying out maintenance operations shall be repaired without charge. Where practical, repairs shall be made within one watering period.

Faulty equipment, vandalism or accidental damage caused by others shall be reported promptly to owner. Cost of labor and material to perform repair is an extra and shall be paid for by the owner upon authorization.

Whenever possible, owner's representative shall be instructed on how to turn off system in

case of emergency. Our office is to be advised at once or by next business day.

If the Contractor is required to make emergency repairs or adjustments on other than regularly scheduled visits, a minimum charge of $150.00 per emergency call will apply. Emergency Call charges will apply after 4 PM on weekdays, weekends, and Holidays

Irrigation Monitoring and Inspections:
Cornerstone Solutions Group will perform a routine inspection of the irrigation system at frequency agreed upon on Page two (2) of our proposal document. Irrigation Inspection frequency of this contract is twelve (12) occurrences. Monitoring and Inspection shall include the following:

1. Activate each irrigation zone from the controller.
2. Visually inspect zone for leaks and sufficient coverage
3. Adjust coverage as necessary
4. Repair any damage resulting from Cornerstone maintenance operations at no cost to Owner / Client.
5. Adjust control system to watering needs based on environmental conditions.
6. Inspect control valves and valve boxes
7. Provide a written report summarizing findings and deficiencies from irrigation inspection.

Debris Cleanup:
All landscape areas shall be inspected on days of service and excess debris removed. Gardening debris, generated from our work, shall be removed from paved areas on days of service. This excludes leaf fall pickup from parking areas, sidewalks, pools, etc. and / or debris dumped from tenants or other parties. Those items shall be quoted at the Owners / Clients request and expense.

GENERAL TERMS AND CONDITIONS

I. Contractor Responsibility:

The contractor shall recognize and perform in accordance with the written terms, specifications, and drawings, contained or referred to herein. Contractor reserves the right to renegotiate the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the Agreement is signed.

- Work Force
  All employees shall be competent and qualified, and shall be U.S. citizens or legal residents, and authorized to work in the United States.

- Materials
  All materials shall conform to bid specifications. Contractor will meet all Agricultural licensing and reporting requirements.

- Product Control & Pest Control
  Contractor shall be responsible for selecting control materials from a list of products approved for specific use by the US Environmental Protection Agency and affirmed for that use by the appropriate State or Tribal Government. Control products are approved on crop (plant species) and site (Residential Sports or Golf) specific bases. As for any uncontrollable pest, where no effective product has been discovered and approved for the specific plant and site use, or where approval of effective control products has been cancelled by regulating authorities, the Contractor will not be accountable for the control or repair of any damage associated with the uncontrollable pest. Furthermore, where new pest problems develop that are not controllable by the reasonable legal use of available approved pest control materials, the Contractor will not be responsible for control or repair of damage caused by such uncontrollable pests.

- Biohazards
  Contractor shall not be responsible for policing, picking up, removing, or disposing of certain materials that may be biohazards on the Owner/Client's property. This includes, but is not limited to, items such as hypodermic needles (Sharps (needles) will not be handled by the Contractor's employees at any time), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids.

  Contractor shall only be obligated to report/communicate any observations of potential biohazards to the Owner/Client for their appropriate removal by others, unless previously arranged by the Owner/Client and Contractor

- License and Permits
  Contractor to maintain a Landscape Contractor's license, if so, required by State or local law, and will comply with all other license and permit requirements of the city, State and Federal Governments, as well as all other requirements of law.

- Taxes
  Contractor agrees to pay taxes applicable to its work under this contract, including sales tax on material supplied where applicable.

- Insurance
  Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Owner/Client.

- Liability
  It is understood and agreed that the Contractor is not liable for any damage of any kind whatsoever that is not caused by the negligence of the Contractor, its agents, or employees.

- Subcontracts
  Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

- Invoicing
  Contractor will submit monthly service invoices for the amount set forth under the prices and terms shown in Section III of this Agreement. Any services rendered, that are in addition to or beyond the scope of work required by this Agreement shall be separately billed.

II. Owners/Client Responsibility:

- Utilities
  All utilities shall be provided by the Owner/Client.

- Access to Jobsite
  Owner/Client shall furnish access to all parts of jobsite where Contractor is to perform work as required by this Agreement or other functions related thereto, during normal business hours and other reasonable periods of time, and in the case of after-hours emergencies.

- Payment
  Owner/Client shall review invoices submitted by Contractor and payment shall be due

15 days following the date of the invoice and delinquent if not paid by that date. Contractor may cancel Agreement by giving 10 business days written notice for nonpayment, after the payment is delinquent.

- Notice of Defect

  Owner/Client shall give Contractor at least 10 business days written notice to correct any problem or defect discovered in the performance of the work required under this Agreement. Contractor will not accept any deduction or offset unless such written notice is given, and Contractor agrees to the offset.

III. Other Terms:

- Drought

  Drought in the recent growing seasons coupled with changes in insect species and control products available for use has made guaranteed insect control more difficult and more dependent on timely and consistent irrigations.

  The Contractor will notify the Owner/Client representative in writing if either or both conditions listed below have not been met.

  The two (2) following irrigation conditions are required by the Owner/Client:

  1. Irrigation is made available at the time of treatment to water the lawn as directed on the product label. (State regulations supersede local water restrictions and allow for the irrigation to comply with label recommendation even at times and on days when local regulation prohibits irrigation.)

  2. Sufficient and suitable irrigation water is available on a timely basis to prevent drought damage of turfgrasses. Deficiencies arising from any of the following conditions are grounds to terminate any plant replacement:
     - Water bans created by state or local rules.
     - Failure of irrigation systems beyond Contractor's Control
     - Failure of Owner/Clients or homeowners to maintain irrigation systems in effective working condition.
     - Refusal to irrigate for needs of plants.
     - Power failures beyond Contractor's control.
     - Unavailability of sufficient and suitable water for irrigation of any reason.

- Assignment

  The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees, and legal representative to the other party with respect to

All covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other party.

- Termination

This agreement may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This agreement may be terminated by the Owner/Client for non-performance by Contractor, upon thirty (30) days written notice.

This agreement may be terminated by Contractor for non-payment by Owner/Client, upon ten (10) business days written notice as stated above. Either party shall be entitled to cure any deficiencies of performance or payment within ten (10) business days of being notified of deficiency(s). If the Owner/Client makes payment in full within ten (10) business days of receipt of the written notice, the grounds for termination shall be deemed cured.

If Contractor corrects the deficiency identified in the written notice within ten (10) business days of receipt of the notice, or if the deficiency is of such a nature that it cannot reasonably be corrected within ten (10) business days and the Contractor commences a good faith effort to correct the deficiency within ten (10) business days of receipt of notice, the grounds for the termination shall be deemed cured.

- Warranty

Cornerstone Solutions Group agrees to warranty irrigation, drainage, and lighting for 1 year, trees and palms for 6 months, shrubs and ground covers for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following: (1) Warranty is not valid on anything installed by a contractor other than Cornerstone Solutions Group or its direct subcontractors. (2) Warranty is not valid on relocated materials, annuals, or any existing lighting, drainage, or irrigation systems. (3) Warranty is not valid on any plant material or sod without automatic irrigation. (4) Warranty does not cover damage from pests or disease encountered on site, acts of God, or damage caused by others. (5) Failure of water or power source not caused by the direct actions of Cornerstone Solutions Group will void any warranty.

The above warranty periods shall commence on the dates of completion at Installation, not the date of commencement for the landscape maintenance agreement herein.

- Payment

All labor necessary to accomplish the work outlined in this agreement shall be provided for Thirty-Seven Thousand Eight Hundred Dollars ($37,800.00) per year, payable in 12 monthly installments of Three Thousand One Hundred Fifty Dollars ($3,150.00). Billing periods (start date) October 1, 2021.

Upon acceptance, this agreement is for an initial term of twelve (12) months starting on the date entered below. Either Owner / Client or Cornerstone Solutions Group may

terminate this agreement at any time during the twelve (12) month term with thirty (30) day certified mail notice for cause. In the event neither party terminates this agreement, it will automatically renew on its anniversary date with a five (5) percent increase per year.

You will receive your first invoice within 30 days of our service commencement date and can expect to receive them monthly thereafter by the 10th of each month. All billings are due and payable 15 days following the date of the invoice. A service charge of 1.5% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for Cornerstone Solutions Group to pursue collections of outstanding invoices, Timber Creek Community Development District, agrees to pay attorney's fees, court costs, interest and all expenses incurred in said collections.

For the convenience of Owner/Client only, the monthly charge under this agreement is an average of the total charge for all work to be performed under the agreement divided by the number of calendar months included in the payment period of the agreement. In the event this agreement is terminated early by either party, the Contractor shall be entitled to recover his unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount more than the monthly charges paid by the Owner/Client through the date of termination. This is because substantial portions of the work for the year, may be performed in the early months of each year of the agreement including potentially significant mobilization costs in start-up and the cost of the work will not be fully recovered by the Contractor until all monthly payments under the agreement have been received.

I have read, understand, and agree to the foregoing agreement, including the general terms and conditions, and hereby accept it on behalf of the Owner/Client.

Client Approval

Client/Owner:
Timber Creek
Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Contractor:
Cornerstone
14620 Bellamy Brothers Blvd
Dade City, FL

By: _____
Signature

Print Name & Title

Date: _____

By: _____
Signature

Scott Stinson (Director of Field Services)
Authorized Cornerstone Representative

Date: September 20, 2021

TIMBER CREEK

Cornerstone
MAKING LAND BEAUTIFUL

14620 BELLAMY BROTHERS BLVD.
DADE CITY, FL 33525
PHONE: 866-617-2245 | FAX: 866-929-6998
WWW.FLCORNERSTONE.COM

COMMUNITY REPORT

JANUARY 2022

MAINTENANCE REPORT:

Upcoming Service in the next 30 Days:

Amenity Areas:

1. Weed control throughout the area
2. Clean out and trim Aeropostale plants with landscape beds
3. Separate Ferns and Viburnum around pool and playground amenity areas
4. Cut back Saw Grasses around Amenity areas
5. Finish Muhly Grass trimming along roadside landscape beds
6. Lift trees and cut off remaining straps

Community:

1. Regularly schedule bi-weekly maintenance services

Previous Service past 30 Days:

Community:

1. Regularly schedule bi-weekly maintenance services which included common ground mowing, pond mowing, edging, line trimming, and weed control
2. Commence of trimming back overgrown muhly grasses throughout the community
3. Commence on tree lifting throughout community
4. Concentration of weed control along entry locations

IRRIGATION REPORT:

Following items were noted during the irrigation wet check completed on 12/31/21. A copy of the wet check inspection is attached at the end of the report.

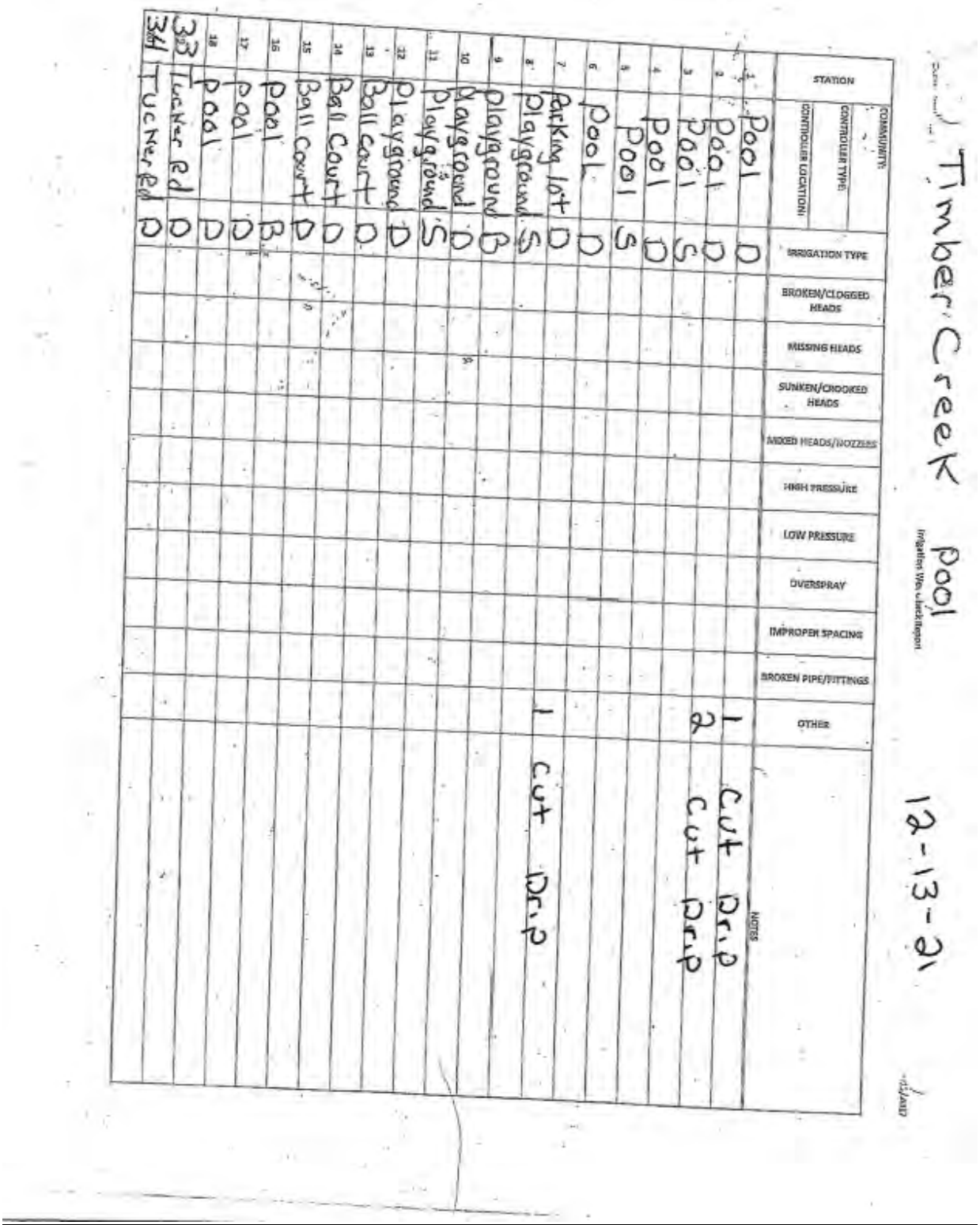
1. Station 1/ Amenity Pool Area (Drip) – 1 cut line found at drip line
2. Station 2/ Amenity Pool Area (Drip) – 2 cut lines found at drip line
3. Station 7/ Amenity Parking Lot (Drip) – 1 cut line found at drip line
4. Station 13/ Dog Park South (Drip) – 1 cut line found at drip line

ADDITIONAL ITEMS:

Please see the attached estimates for the request RFPs.

1. Estimate # 1950 – Redesign of north and south front entries to replace dead/ damaged plant materials. Requested to use 1.) Consistent design at each corner 2.) Pops of color throughout 3.) Low maintenance.
2. Estimate # 3006 – Trimming of dead wood and low hanging limbs around Amenity Pool area.
3. Estimate # 3005 – Install 3-Gal Pink Muhly Grass ILO Ferns at corner of Amenity Parking Lot landscape bed (original ferns died and were pulled).

WET CHECK REPORT:

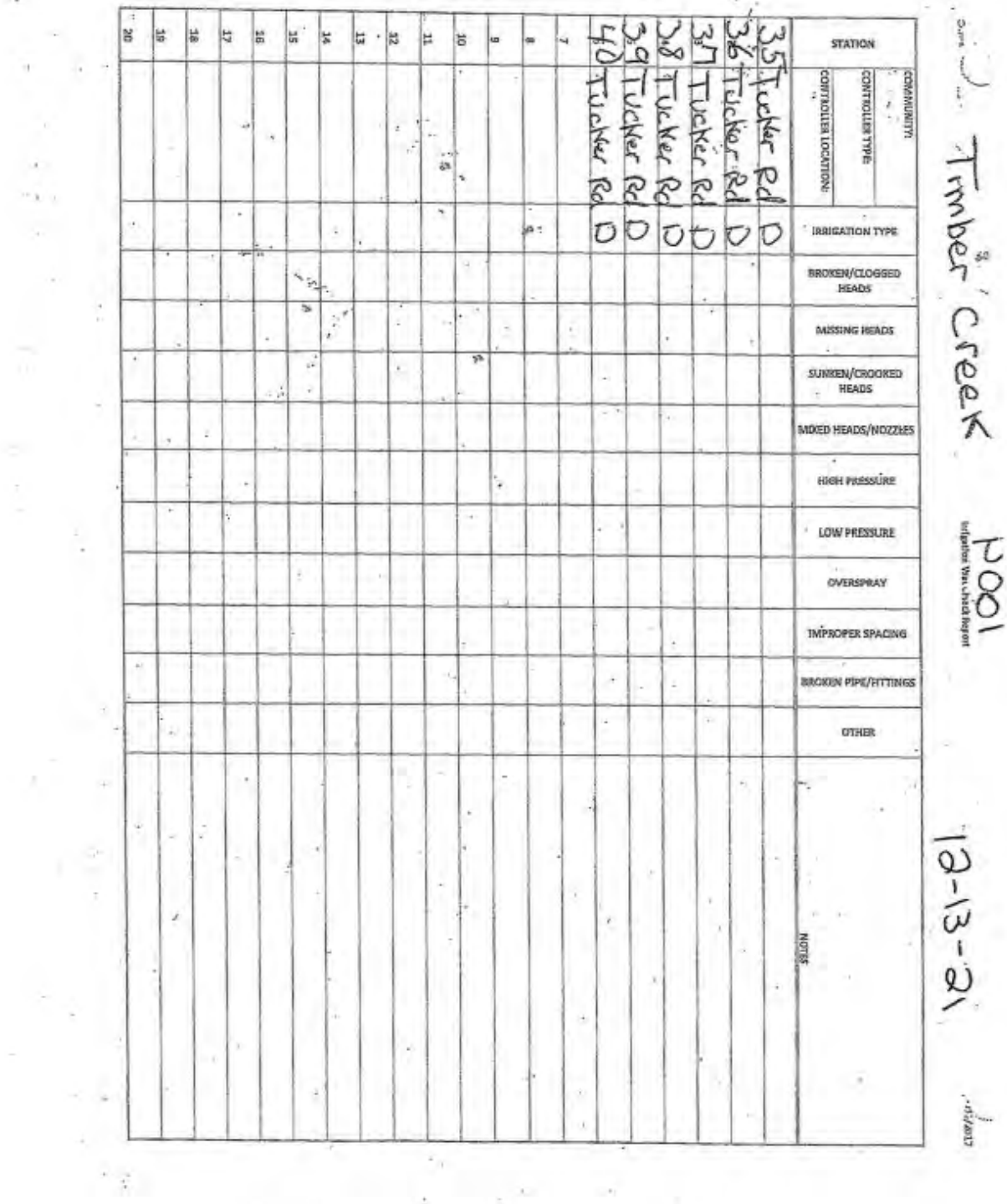


Timber Creek Pool

Irrigation Wet Check Report

12-13-21

	STATION	CONTROLLER LOCATION	CONTROLLER TYPE	COMMUNITY	IRRIGATION TYPE	BROKEN/CLOGGED HEADS	MISSING HEADS	SUNKEN/CROOKED HEADS	MIXED HEADS/NOZZLES	HIGH PRESSURE	LOW PRESSURE	OVERSPRAY	IMPROPER SPACING	BROKEN PIPE/FITTINGS	OTHER	NOTES
1	Pool			D											1	Cut Drip
2	Pool			D											2	Cut Drip
3	Pool			S												
4	Pool			D												
5	Pool			S												
6	Pool			D												
7	Parking lot			D												
8	Playground			S											1	Cut Drip
9	Playground			B												
10	Playground			D												
11	Playground			S												
12	Playground			D												
13	Ball Court			D												
14	Ball Court			D												
15	Ball Court			D												
16	Pool			B												
17	Pool			D												
18	Pool			D												
33	Tucker Rd			D												
34	Tucker Rd			D												



Timber Creek N001

Irrigation Was Check Report

12-13-21

STATION	COMMUNITY: / CONTROLLER TYPE: / CONTROLLER LOCATION:	IRRIGATION TYPE	BROKEN/CLOGGED HEADS	MISSING HEADS	SUNKEN/CROOKED HEADS	MIXED HEADS/NOZZLES	HIGH PRESSURE	LOW PRESSURE	OVERSPRAY	IMPROPER SPACING	BROKEN PIPE/FITTINGS	OTHER	NOTES
35	Tucker Rd	D											
36	Tucker Rd	D											
37	Tucker Rd	D											
38	Tucker Rd	D											
39	Tucker Rd	D											
40	Tucker Rd	D											
7													
8													
9													
10													
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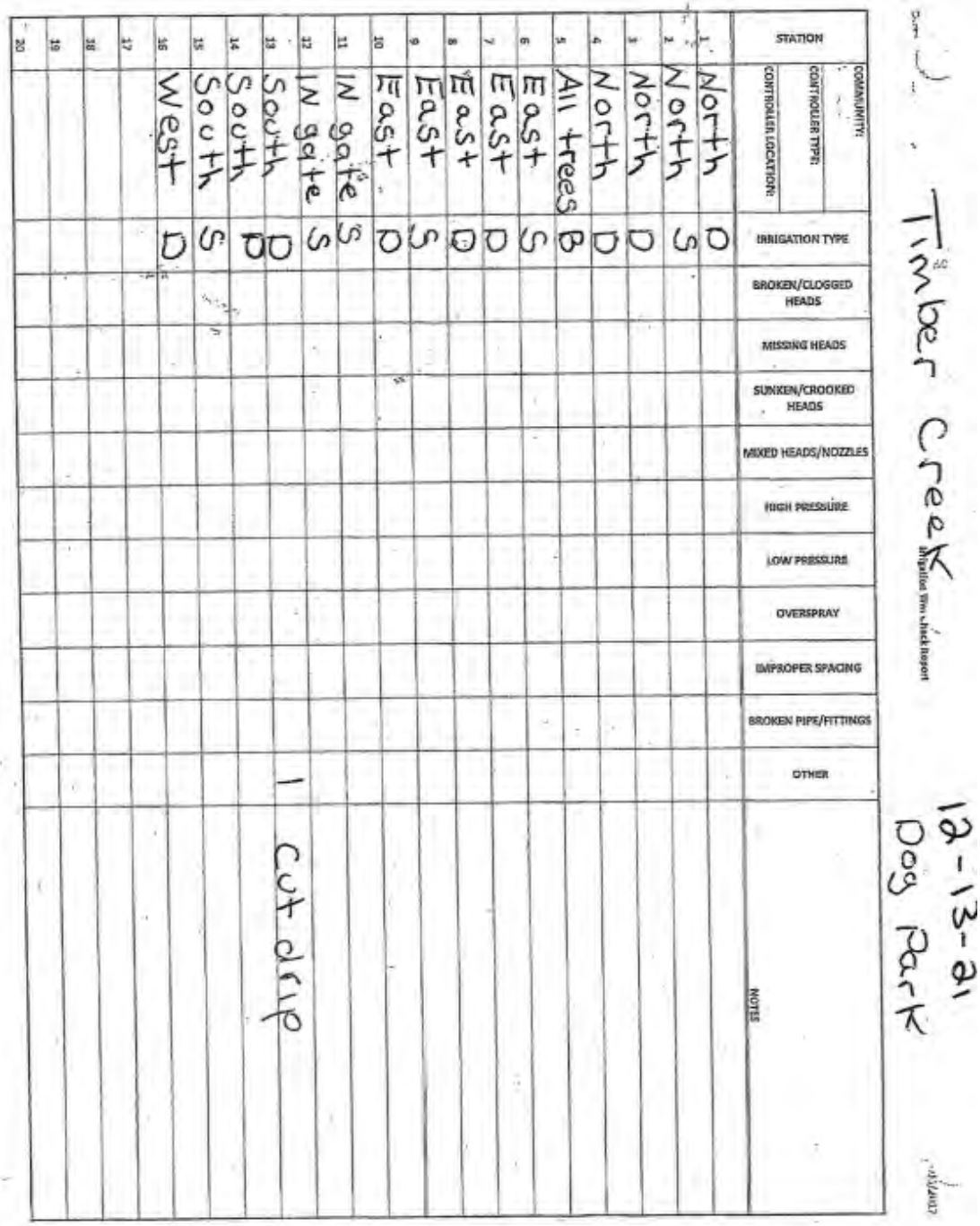


Timber Creek
Irrigation Winterization Report
12-13-21
Dog Park

	STATION	IRRIGATION TYPE	BROKEN/CLOGGED HEADS	MISSING HEADS	SUNKEN/CROOKED HEADS	MIXED HEADS/NOZZLES	HIGH PRESSURE	LOW PRESSURE	OVERSPRAY	IMPROPER SPACING	BROKEN PIPE/FITTINGS	OTHER	NOTES
	COMMUNITY: CONTROLLER TYPE: CONTROLLER LOCATION:												
1	North	D											
2	North	S											
3	North	D											
4	North	D											
5	All trees	B											
6	East	S											
7	East	D											
8	East	D											
9	East	S											
10	East	D											
11	IN gate	S											
12	IN gate	S											
13	South	DD										1	Cut drip
14	South	DD											
15	South	S											
16	West	D											
17													
18													
19													
20													

Cornerstone
Maintenance Division
14620 Bellamy Brothers Blvd
Dade City FL 33525 US

ESTIMATE

DATE	ESTIMATE #
12/31/2021	EST-1950

BILL TO
Meritus Communities
Meritus Communities
Suite 120
Tampa FL 33607

SHIP TO
MER3124 - Timber Creek
Riverview FL

DESCRIPTION	QTY	RATE	AMOUNT
Cornerstone Solutions Group proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:	1.00	0.00	0.00
Remove visible dead trees by homeowners lot as well as the removal of any branches/trees hanging over pool and basketball court areas. To include removal and disposal of all debris	1.00	1,600.00	1,600.00
3-Gal Pink Muhly Installed at pool parking lot island to fill in missing plants	23.00	15.00	345.00
At North and South entrances remove all existing Indian Hawthorne in easement between sidewalk and street and replace with Zoysia sod.	1.00	0.00	0.00
Zoysia Sod Installed approximately 2000 sq. ft.	2,000.00	0.61	1,210.00
Removal and disposal of all mulch and Indian Hawthorne. Prepare beds for sod.	1.00	350.00	350.00
Convert drip line to spray heads and tree rings to allow proper coverage of new sod and trees. Price is to include all labor and material removal of existing irrigation and installation of new material	1.00	750.00	750.00
Install a total of eight (8) 25 Gallon Standard Crape Myrtles in newly converted easements 4 on the South side and 4 on the North side. Color TBD by customer and based on availability	8.00	312.50	2,500.00
Redesign the entrances on both the North and South sides.	1.00	0.00	0.00
3-Gal Copper Leaf Installed	24.00	15.00	360.00
3-Gal Duranta installed	26.00	15.00	390.00
3-Gal Iceton Croton Installed	24.00	15.00	360.00
Mulch touch up in newly planted areas at no charge	1.00	0.00	0.00

Total **7,865.00**

Date _____ Signature _____

Cornerstone
Maintenance Division
14620 Bellamy Brothers Blvd
Dade City FL 33525 US

ESTIMATE

DATE	ESTIMATE #
1/12/2022	EST-3006

BILL TO
Meritus Communities
Meritus Communities
Suite 120
Tampa FL 33607

SHIP TO
MER3124 - Timber Creek
Riverview FL

DESCRIPTION	QTY	RATE	AMOUNT
Cornerstone Solutions Group proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:	1.00	0.00	0.00
Trim limbs hanging over the pool deck and clean up dead wood around the pool deck. To include removal of all debris from property and disposal fees	1.00	2,105.00	2,105.00

Total **2,105.00**

Date _____ Signature _____

Cornerstone
Maintenance Division
14620 Bellamy Brothers Blvd
Dade City FL 33525 US

ESTIMATE

DATE	ESTIMATE #
12/13/2021	EST-3005

BILL TO
Meritus Communities
Meritus Communities
Suite 120
Tampa FL 33607

SHIP TO
MER3124 - Timber Creek
Riverview FL

DESCRIPTION	QTY	RATE	AMOUNT
Cornerstone Solutions Group proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:	1.00	0.00	0.00
3-Gal Pink Muhly Grass Installed	33.00	15.00	495.00

Total **495.00**

Date _____ Signature _____

Pool Maintenance Contract
Timber Creek CDD

THIS Contract made during the month of January 2022, is between Timber Creek CDD the (proprietor) and Zebra Cleaning Team, Inc. the (Contractor). Both parties agree as follows.

Engagement: Contractor agrees to provide and Timber Creek CDD agrees to engage the services of Zebra Cleaning Team, Inc.

1. **Term:** This Contract shall commence on the 15th day of January 2022 and shall terminate on the 15 of January 2023. This Contract will automatically renew unless new changes are agreed upon 30 days prior to end of Contract. This agreement shall be terminated by either party for any reason with a thirty days written notice.

2. **Duties**: The Contractor shall furnish all labor, tools, materials, and equipment for the performance and completion of such work as described as part of this agreement.

3. **Changes of Specifications:** Timber Creek CDD shall have the right to add to, change or modify the specifications during the term of this contract Timber Creek CDD and will only be liable for additional payments when change results in a modification to the specifications. All changes must be made in writing and agreed to by both parties.

4. Rules and Regulations: Contractor shall perform all work in a professional and safe, courteous manner and shall comply with of all permits, federal and state laws, local ordinances and rules and regulations applicable to work being performed, including all environmental regulations. Contractor shall also, at its sole expense, secure permission for the following, if required:

(1) Disposal of waste materials
(2) Applicable licenses required to service commercial pools
(3) Placing of materials on private property

C. **Labor and Supervision:** All labor employed to fulfill the terms of this Contract shall be employees of the Contractor and subject to his exclusive control and supervision or sub contracted labor may be utilized but all required insurances will be provided prior to any sub contractor work on premises. All employees and or subcontractors must wear appropriate clothing, personnel protective equipment and - follow all safety procedures related to the scope of work as defined in this agreement.

5. Disclaimers and Limitations of Liability

a. The Customer agrees that the Company is not responsible for any repair of any present damages at the facility.

b. The Customer agrees that the Company assumes no responsibility for damages to the Customers property or equipment due to circumstances beyond its control including but not limited to, acts of God, power failures, equipment failures and lightning damage etc.

c. By entering into this agreement the Customer waives all claims whether property or personal in respect of incidental, special, consequential or punitive damages including but not limited to, loss of profits, loss of business opportunity, loss or use etc. which may result directly or indirectly from work performed by the Company, with the sole exception of claims for damages due to the gross negligence on the part of the Company and/or its employees.

6. Arbitration

The Company and the Customer herein agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration in Hillsboro County FL except address the parties to this agreement reserve the right legal action in a court of law for any amounts due the Company from the Customer, or for any to amounts due to the Customer from the Company. Such arbitration shall be conducted in accordance with the commercial arbitration rules then in force of the American Arbitration Association. The arbitration award shall be final and binding on both parties. Judgment upon such arbitration award may be entered in any court having jurisdiction.

7. **Governing Law:** This Contract shall be deemed to be a contract made under the laws of the State of Florida and for all Purposes shall be governed by and construed in accordance with the law of said state.

8. Insurance: Contractor shall provide and maintain, at its own expense, the following types of insurance for its employees:

Bodily Injury $ 1,000,000 Property Damage $ 1,000,000 and Workers Compensation Statutory Minimum. $100,000

9. Payment: As compensation for monthly service for two pools, hot tub and waterfalls preformed by Contractor as follows:

Two Day a Week Service Tuesday and Friday (January, February, December)	$1000.00
Three (3) Days a Week Service Monday, Wednesday, Friday (March, April, September, October, November)	$1100.00
Four (4) Days a Week Service Monday, Wednesday, Friday, Saturday (May, June, July, August)	$
Annual Contracted Cost	$12900.00

This is payable monthly on or before the 10th. day of the month immediately following the month work was completed. Proprietor must agree to make all repairs so Contractor may maintain pool within the guidelines set forth by the local Health Department.

Additional services will be charged at a rate of $95.00 per hour for example to change out a bad motor, repair lights and major repairs.

10. ASSIGNMENT: This Contract may not be assigned by either party without the expressed written consent of the other.

11. **NOTICE:** Any notice, document or other items to be given delivered, furnished or received under this Contract shall be deemed given delivered, furnished or received when given to the address set forth below.

I. **ENTIRE AGREEMENT:** This agreement is between the parties pertaining to the subject property. This Contract may not be modified, amended, supplemented or otherwise changed, except by a written agreement executed by each party.

HOURS OF OPERATION

The hours of operation for the pool will be 7:00am to 1.00pm the normal scheduled cleaning and maintenance of the pool is to be completed during this time with cleaning at non-peak usage times.

CERTIFICATION REQUIRED

Certified Pool Operator

STATEMENT OF WORK

The Contractor shall furnish all labor, material and equipment to perform the following services.

1. Pool and pool equipment will be serviced and always maintained.
2. The contractor will respond within a reasonable time to all requests.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. Pool floor will be vacuumed as need.
6. Intake grates clear of debris.
7. Walls and floors will be brushed as necessary to remove scaling condition.
8. Gutters Cleaned and clear of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned as necessary to insure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe & properly operated pool.
12. Notify pool management of any items needing attention or approval for treatments.
13. All pool maintenance conducted to meet requirements of Hillsborough County Health Dept.
14. Maintain a service log book and keep on property for health department when they inspect.
15. Complete Pool Service Tracking Form for Pool management on each service day.

Following is a list of chemicals provided by contractor:

- ✓ Chlorine as necessary to maintain pool between 3-6 PPM.
- ✓ Calcium chloride to maintain calcium levels between 200-400PPM
- ✓ Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
- ✓ Sodium bi-carb to maintain alkalinity levels between 80-120PPM
- ✓ Phosphate maintained at target of 500 not to exceed 1000.
- ✓ Stabilizer maintained below 40 PPM in the main pools and 0 PPM in the Kids Pool.
- ✓ Back wash and Clean all Filters as needed,

Additional Chemicals-Special chemicals additives such as:

- Algaecides, stabilizing compounds, D.E. powder and water conditioners will be added to pool at no additional cost to Timber Creek CDD with the exception of:
- Phosphate remover at cost of $55.00 per treatment.
- Black algae remover at cost of $85.00 per treatment.
- Enzymes for suntan oil and lotion removal $140.00 per month in May, June, July, August.

- Additional fees for services:
  - Labor hourly rate for repairs $95.00.
  - Labor half hour rate $47.50
  - Fecal Clean-up Pool (Loose, Blood, Vomit) $125.00
  - Fecal Clean-up Pool (Solid) $125.00.
  - Kids Pool (Solid, Vomit, Loose, Blood) $125.00
  - Filter grids to be changed at minimum every two years. Price is $23 per grid. Does not include Labor and installation.

- Pool Filter and Equipment-Equipment shall be inspected, and any necessary repairs shall be reported to Operations Manager. Any repairs not included in contract must be submitted in form of bid (whether in-house or outsourced) and must have prior approval of the manage
- Contractor to notify Manger when pool must be shut down for service.
  This may occur when excessive debris is found in the pool due to inclement weather or incidents involving human waste or other occurrences.

_____	_____
Signature	Signature
_____	_____
Printed Name	Printed Name
_____	_____
Chairman	President
_____	_____
Date	Date

Timber Creek CDD
10224 Opaline Sky Court
Riverview, FL 33578

Zebra Cleaning Team, Inc
P.O. Box 3456
Apollo Beach, FL 33572

Important Information for Alteration Applications

The accompanying application form must be completed and must be signed by all owners of the property. Please review the Declaration of Covenants, Conditions and Restrictions for a complete description of your responsibilities regarding Architectural Control Committee requirements and submittals. Please also review the Architectural Guidelines.

A Two Thousand Dollar ($2,000.00) debris and damage deposit for Association Property or common area damage will be required from any party installing a pool, Spa or doing any concrete work. The deposit is refundable when all Association Property, including but not limited to, roadways and landscaping are restored to the original state in the reasonable judgment of the Association. Please make the check payable to your association, the check will be kept until our final inspection.

Please return the application and any corresponding documents using the following methods:

Scan/email: management@melrose-support.com
Fax: (727) 787-3423 – please call or email to ensure your fax was received
Mail:
Melrose Management
3527 Palm Harbor Boulevard
Palm Harbor, FL 34683

The association will act upon your application. When your application is acted upon, you will be notified. **Under no circumstances is any alteration to begin without the proper approval of your Association.**

If you have any questions, please contact management@melrose-support.com

Thank you for your cooperation,

BOARD OF DIRECTORS

Alteration Application

Name(s): Souna Herolien Date: 12/10/2021

Association: Timber Creek

Property Address: 10233 Opaline Sky Ct, Riverview

Telephone(s): 5616724657

Email(s): _____

Describe in detail the alteration and materials to be used: install 6x6 white privacy on rear and 5' from sidewalk to the rear corner of home with one gate

(If more space is required, please attach to this form)

An application requesting approval for any alteration which occurs outside the exterior walls of the building, must be accompanied by a copy of your lot survey with a sketch indicating location, size, and type of construction, all applicable contractor proposals, and any other pertinent information as may be necessary.

If approval is granted, it is not to be construed to cover approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Architectural Control Committee shall have no liability or obligation to determine whether such improvement, alteration and addition comply with any applicable law, rule, regulation, code or ordinance.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition. IT IS UNDERSTOOD AND AGREED THAT YOUR HOMEOWNERS ASSOCIATION AND MELROSE MANAGEMENT, ET AL, ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE HOMEOWNER AND ITS' ASSIGNS ASSUMES ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE.

Owner's Signature: Souna Herolien Date: 12/10/2021

ACTION TAKEN BY THE ASSOCIATION:

Approved: _____

Not Approved: _____

Date: _____ Signature: _____ Title: _____

50'PLATTED R/W 20' ASPHALT ROAD

℄ OPALINE SKY COURT

13.0 — 13.2 — 2' VALLEY GUTTER

/DISC

S 89°54'17" E 30.00' (P)

WATER METER

FND 1/2"I.R. LB #6393 S 89°48'43" E 30.18' (F)

S 89°49'21" E 49.73' (F)
S 89°54'17" E 50.00' (P)

10'UTILITY EASEMENT

FND 1/2"I.R. LB #6393

25.5 25.4

CONCRETE DRIVE

5.3

21.4' 14.0'

4.7' 4.7' 4.3'

COVERED ENTRY

(NO 1/2"I.R. LB #6393)

10.1 13.0

ONE STORY RESIDENCE # 10233

LOT 2 BLOCK 11

have
s con-
an Title,
ibility or
survey.

N 00°05'33" E 115.00' (P)
N 00°05'33" E 114.83' (F)

60.0' 52.0'

LOT 1 BLOCK 11

10'UTILITY EASEMENT

S 00°11'39" W 75.12' (F)
S 00°09'45" W 75.22' (P)

10.0

ALL BLUE 6'H WHITE PRIVACY

6x5w gate

5'

COVERED CONCRETE

11.0'

28.7'

5.3

A/C

3.5'

CONC

36'

J'LAN PE AND SIGN EASEMENT (PRIVATE)

FND 1/2"I.R. LB #6393

13.1

27.56' (P)

VERIZON

C.B.

50'

4'SIGN

9.3

17.9

2' VALLEY GUTTER

FND 1/2"I.R. LB #6393

N 89°40'54" W 50.16' (F)
N 88°54'17" W 50.16' (P)

S.I.R.C.

4.1
4'PVC

25.68'(P)

TRACT E
OPEN SPACE AREA (PRIVATE)

℄ MIRACLE MILE DRIVE

20' ASPHALT ROAD

80'PLATTED R/W

OF AN ABSTRACT OF
GHT-OF-WAY, SETBACK
IATTERS OF PUBLIC

BAM CO FENCING
Specializing in Commercial and Residential Fencing

708 Lithia Pinecrest Rd Suite 101
Brandon, Fl 33511
Phone: 8137632515
BamCofence@gmail.com
www.BamCoFence.com

Isaiah 53:5

CUSTOMER INFORMATION

NAME: Souna **DATE:** 12/7/21

ADDRESS: 10233 OPALINE SKY Ct, Ruskin

PHONE: 561 672 4651

EMAIL:

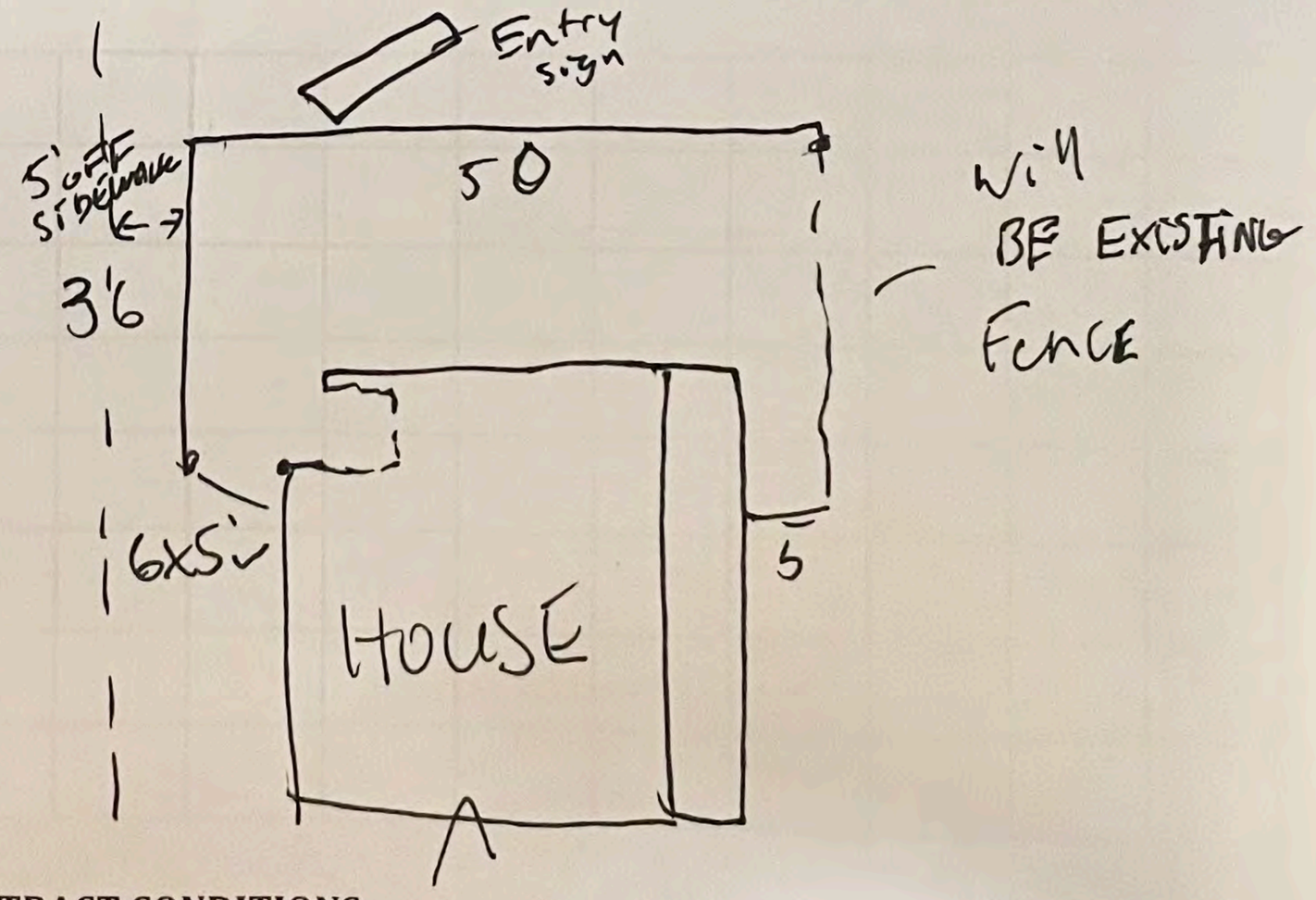
PVC 91	ALLUMINUM	WOOD	CHAIN LINK
Height: 6'x6'w 6'x8'w Color: WHT TAN T&G Priv. Lattice Other Style: _____ Picket Spacing: _____ Rails: 1½" x5½" Gate: ____ Size: _____ Gate: 1 Size: 6x5'w Gate: ____ Size: _____ Hardware: White Black Post: 5"x5'	Height: 4' 5' 6' Color: _____ Grade: Res. Com. Ind. Style: _____ Rail: 2 3 4 Gate: ____ Size: _____ Gate: ____ Size: _____ Gate: ____ Size: _____ Hardware: _____ Post: _____	Height: 4' 5' 6' PT Pine Stockade Shadow Box BOB Scalloped Other Style: _____ Gate: ____ Size: _____ Gate: ____ Size: _____ Picket: ½"x 4" 5/8"x 4" 1/2"x5 ½" 5/8"x 5 ½" Runner: 1"x 4" 2"x4" Hardware: _____ Post: _____ Good Side: IN OUT	Height: 4' 5' 6' Residential Commercial Color: Galv Black Green Top Rail: _____ Tension Wire Gate: ____ Size: _____ Gate: ____ Size: _____ Gate: ____ Size: _____ Hardware: _____ Post: _____ Gauge: 6g 9g 11.5g

HOA: YES NO
Open Pool: YES NO

Tear Out and Removal: _____
Fence Line Clear: YES NO

Permit: YES NO
Survey: YES NO

Notes: _____



Warranty:

*** 2 Year Workmanship**
***Limited Lifetime on Vinyl/Aluminum**
***60lb concrete per post**

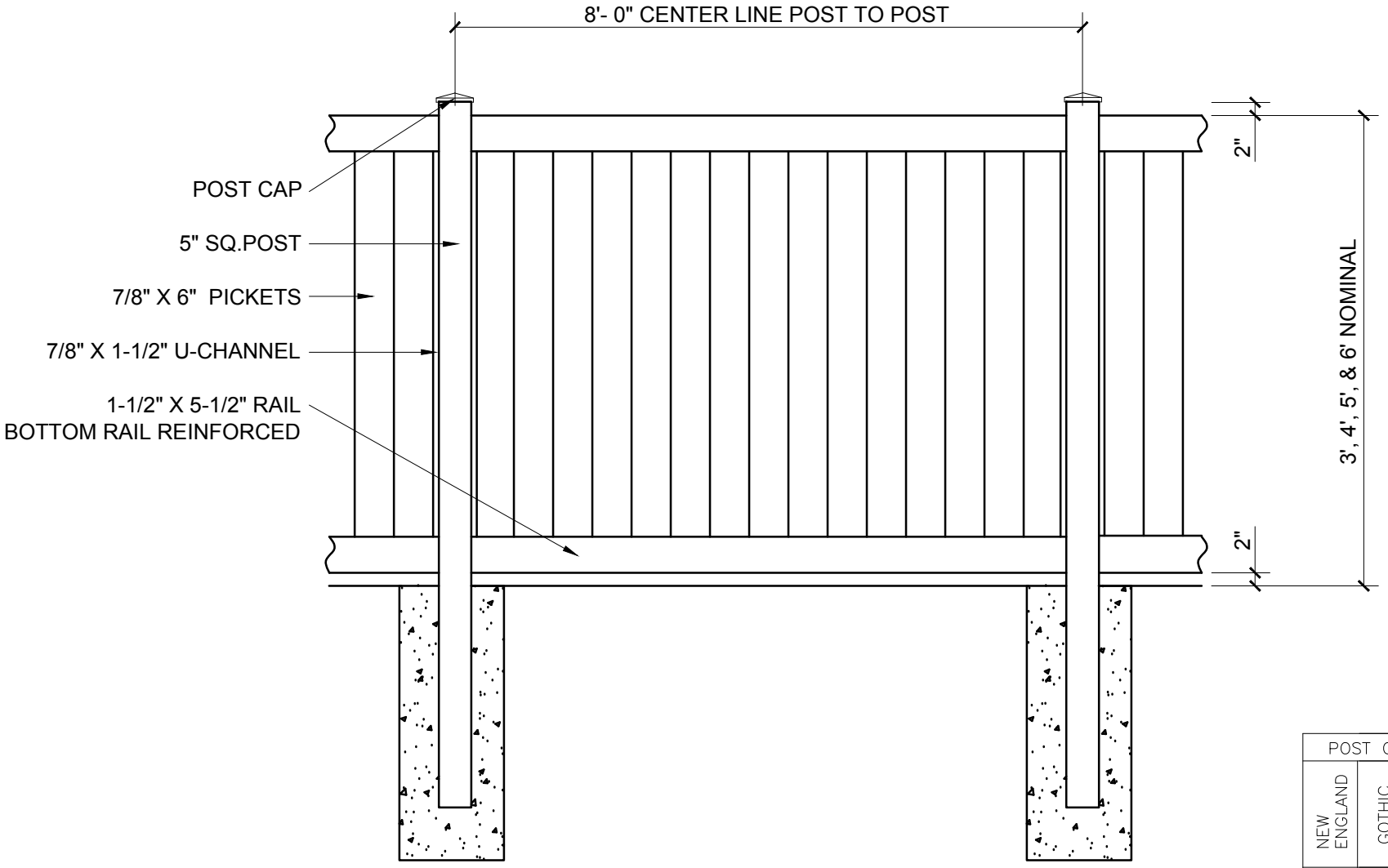
CONTRACT CONDITIONS

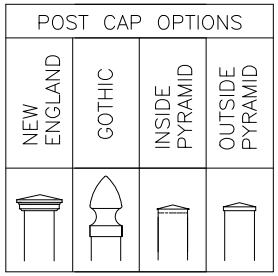
TERMS: BamCo Services is not responsible for any damages to unmarked **sprinkler, pool lines** or **irrigation lines but will fix minor irrigation breaks to our capability.** It is the **PROPERTY OWNERS** responsibility to get utilities marked on job site before installation, to obtain HOA approval and required permits but we will assist if needed. A payment for material will be required in order to purchase material needed. Installation date depends on availability of material from manufacturer. All fence line is to be cleared unless noted otherwise in contract. Remaining balance is due upon completion of project. If any changes are made to a signed agreement, pricing is subject to change. Final payment is due upon completion of the job. If payment is not received in full within 10 days of completion, Bamco Services has the right to place a mechanics lien on the customers property and or/ repossess all materials used on the job without recourse. **Notice: Cancelation of contract results in a 25% charge of total contract price.**

DUE TO UNCERTAINITY IN RAW MATERIAL MARKET AND CHANGING PRICES QUOTE IS VALID FOR 10 DAYS

We accept payment in Forms of Cash, Check, Zelle, PAYPAL and all major Credit Cards for an additional 5% fee

TOTAL	DEPOSIT	BALANCE
$ 3,200.00	$ 1,600.00	





NOTES:
DESIGN AND SPECIFICATIONS SUBJECT TO CHANGE BY MANUFACTURE.
POST AND FOOTING - AS REQUIRED BY SITE CONDITIONS AND CODES.

Merchants Metals®
the first name in fence solutions

EverGuard® Estate Privacy
8' Nominal Panel - Elevation / Section

DATE: 08.02.13	SCALE: 1/2" = 1'- 0"	BY: DDD

DWG #: EG.EP.P8W

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Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, December 2, 2021 at 2:00 p.m.** at the Offices at Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, December 2, 2021 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Nick Dister	Vice-Chair
Steve Luce	Supervisor
Kelly Evans	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Howell	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Landscaping True-Up Letter – Cornerstone

Supervisor Evans provided an update on the landscaping true-up with Cornerstone. There were some invoicing errors from Cornerstone vs. the contracted amount. $4,380 needs to be taken off of the requested $13,140 because of when the amenity center actually came on line. Supervisor Evans and Mr. Radcliff are working on making sure Cornerstone warranties some of the plants before they settle.

DRAFT

B. General Matters of the District

Mr. Lamb went over a concern he received from a resident about emptying the dog waste stations during peak use times and the number of stations. He and the new Field Service Manager Mr. Schwartz will be working with the vendor and residents.

4. CONSENT AGENDA ITEMS

A. Consideration of Minutes of the Regular Meeting November 4, 2021
B. Consideration of Operations and Maintenance Expenditures October 2021
C. Review of Financial Statements for Month Ending October 31, 2021

The Board reviewed the Consent Agenda items.

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

5. VENDOR AND STAFF REPORTS

A. District Counsel
B. District Engineer
C. District Manager

There were no additional reports from staff.

6. SUPERVISOR REQUESTS

There were no additional supervisor requests.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

DRAFT

8. ADJOURNMENT

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

**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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

_____	_____
Signature	**Signature**
_____	_____
Printed Name	**Printed Name**
Title:	**Title:**
□ **Secretary**	□ **Chairman**
□ **Assistant Secretary**	□ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

_____
Signature

_____
Date

DRAFT

Timber Creek Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	11075	$ 2,465.71		District Management Service - November 2021
Meritus Districts	11075	2,465.71	**$ 4,931.42**	District Management Service - November 2021
Sitex Aquatics	5219B R	380.00		Lake Maintenance - August 2021
Sitex Aquatics	5557B	380.00	**$ 760.00**	Lake Maintenance - November 2021
Zebra Cleaning Team Inc.	4628	900.00		Pool Cleaning - October 2021
Monthly Contract Sub-Total		**$ 6,591.42**		
Variable Contract				
Variable Contract Sub-Total		**$ 0.00**		
Utilities				
BOCC	6143684734 102621	$ 67.54		Water Service thru 10/18/2021
Spectrum	091950801110721	137.96		Internet/Phone Service - 11/07/2021
Tampa Electric	211018485063 110421	2,622.39		Electric Service thru 10/29/2021
Tampa Electric	221007623665 110421	47.07		Electric Service thru 10/29/2021
Tampa Electric	221007683099 110421	954.55		Electric Service thru 10/29/2021
Tampa Electric	221007683412 110421	76.14		Electric Service thru 10/29/2021
Tampa Electric	221007708326 110421	74.53		Electric Service thru 10/29/2021
Tampa Electric	221007724737 110421	22.86	**$ 3,797.54**	Electric Service thru 10/29/2021
Utilities Sub-Total		**$ 4,003.04**		
Regular Services				
Action Security, Inc.	18989	$ 165.00		Troubleshoot - 10/25/2021
Action Security, Inc.	19093	125.00	**$ 290.00**	Service Agreement - 11/01/2021

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Timber Creek Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
ADA Site Compliance	2007	1,500.00		Compliance Service - 10/26/2021
Grau & Associates	GA 110121	58.00		Audit FYE 09/30/2021
Monica Konitzer	MK 110521	200.00		Deposit Refund - 11/05/2021
Neptune Multi Services LLC	5373	650.00		Trash Pickup - 10/24/2021
Straley Robin Vericker	20462	361.00		Professional Services thru 10/15/2021
Supervisor: Kelly Evans	KE 110421	200.00		Supervisor Fee - 11/04/2021
Supervisor: Nick Dister	ND 110421	200.00		Supervisor Fee - 11/04/2021
Supervisor: Steve Luce	SL 110421	200.00	**$ 600.00**	Supervisor Fee - 11/04/2021
Regular Services Sub-Total		**$ 3,659.00**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		
TOTAL:		**$ 14,253.46**		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

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Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 11075
DATE: 11/01/2021
DUE DATE: 11/01/2021

BILLING ADDRESS
Timber Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		2,000.00
	Website Administration		150.00
	Postage September		11.66
27	Copies BW September	0.15	4.05

SUBTOTAL	2,165.71
NEW CHARGES	
TOTAL	2,165.71

300.00
2465.71

Dissemination
300

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Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 11075
DATE: 11/01/2021
DUE DATE: 11/01/2021

BILLING ADDRESS
Timber Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		2,000.0
	Website Administration		150.0
	Postage September		11.6
27	Copies BW September	0.15	4.0
	Disclosure Report		300.0

SUBTOTAL	2,465.7
NEW CHARGES	
TOTAL	2,465.7

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SitexAquatics
LAKE & FOUNTAIN SERVICES

Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
8/1/2021	5219B

Bill To

Timber Creek CDD
2005 Pan AM Circle, Ste 300
Tampa, FL 33607

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 4 Waterways-August	380.00	380.00

Please note that our remittance address has changed.
Our new remittance address is:

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Balance Due $380.00

53900/4307

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SitexAquatics
LAKE & FOUNTAIN SERVICES

Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
11/1/2021	5557B

Bill To

Timber Creek CDD
2005 Pan AM Circle, Ste 300
Tampa, FL 33607

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 4 Waterways-November	380.00	380.00

Please note that our remittance address has changed.
Our new remittance address is:

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Payments/Credits	$0.00
Balance Due	$380.00

53900/4307

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Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: OCTOBER 11, 2021
INVOICE #4628

EXPIRATION DATE

TO **Timber Creek CDD**
10224 opaline sky court
Riverview FL, 33569

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		October pool cleaning		$900.00

SUBTOTAL	
SALES TAX	
TOTAL	$900.00

Comments:

53900 / 4305

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Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	10/26/2021	11/16/2021

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	09/17/2021	4680	10/18/2021	4688	800 GAL	ACTUAL	WATER

Service Address Charges

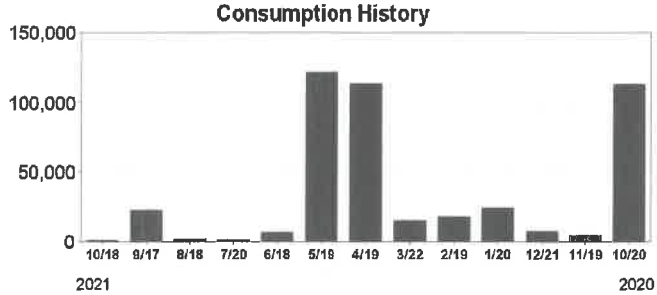
Customer Service Charge	$4.69
Purchase Water Pass-Thru	$2.42
Water Base Charge	$16.30
Water Usage Charge	$0.64
Sewer Base Charge	$39.43
Sewer Usage Charge	$4.06
Total Service Address Charges	**$67.54**

Summary of Account Charges

Previous Balance	$284.89
Net Payments - Thank You	$-284.89
Total Account Charges	**$67.54**
AMOUNT DUE	**$67.54**

Important Message

High water bill? Could be an inefficient irrigation system. See if you qualify for a free evaluation: UF/IFAS Extension Hillsborough, 744-5519 X 54142.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water

VISA MasterCard DISCOVER NETWORK AMERICAN EXPRESS

Received
NOV 02 2021

THANK YOU!

DUE DATE	11/16/2021
AMOUNT DUE	$67.54
AMOUNT PAID	

TIMBER CREEK CDD
C/O MERITUS
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

4,736 8

0061436847349 0000067546

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Spectrum BUSINESS

November 7, 2021
Invoice Number: 091950801110721
Account Number: **0050919508-01**
Security Code: **2302**
Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary
Services from 11/06/21 through 12/05/21
details on following pages

Previous Balance	137.96
Payments Received - Thank You	-137.96
Remaining Balance	**$0.00**
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	$137.96
Total Due by 11/23/21	**$137.96**

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page.

REMITTANCE PAYMENT NAME CHANGE: The name of the company that you remit payment to for your monthly Spectrum Business services will be updated to Charter Communications, effective with your next statement. **To ensure your payments are received and processed on time, please update any bill-payment software or service that your business may use to reflect this new name prior to paying next month's billing statement.** You can download an updated W9 at www.SpectrumBusiness.net/W9.

Save on streaming TV service. Call **1-866-531-1577** today to get 60+ top HD channels with no cable box needed for only $19.99!

Get the best mobile plan for your business and save up to 60%! Call today **1-855-208-9216.**

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Spectrum BUSINESS

4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 07 11072021 NNNNNY 01 000275 0001

TIMBER CREEK CDD
2005 PAN AM CIR
STE 300
TAMPA FL 33607-6008

Received
NOV 12 2021

November 7, 2021
TIMBER CREEK CDD
Invoice Number: 091950801110721
Account Number: 0050919508-01
Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Total Due by 11/23/21	**$137.96**
Amount you are enclosing	$

Please Remit Payment To:
BRIGHT HOUSE NETWORKS
PO BOX 7195
PASADENA, CA 91109-7195

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TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 11/04/2021
Account: 211018485063

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10202 TUCKER JONES RD
RIVERVIEW, FL 33578-7630

Current month's charges:	$2,622.39
Total amount due:	$2,622.39
Payment Due By:	11/29/2021

00000051-0000528-Page 13 of 28

Your Account Summary

Previous Amount Due	$2,622.39
Payment(s) Received Since Last Statement	-$2,622.39
Current Month's Charges	**$2,622.39**
Total Amount Due	**$2,622.39**

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

SCAMMERS ARE CALLING

Don't be a victim.

- **Scammers can alter caller ID numbers** to make it look like TECO is calling.
- **We will never ask you to purchase a prepaid credit or debit card.**
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- **If you think a call is a scam, hang up and call us.**

SCAM ALERT

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

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TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 211018485063

Current month's charges:	$2,622.39
Total amount due:	$2,622.39
Payment Due By:	11/29/2021
Amount Enclosed	$_____

690889657311

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
NOV 08 2021

6908896573112110184850630000002622394

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ACCOUNT INVOICE

tampaelectric.com

Account: **211018485063**
Statement Date: 11/04/2021
Current month's charges due **11/29/2021**

00000051-0000529-Page 15 of 28

Details of Charges – Service from 10/01/2021 to 10/29/2021

Service for: 10202 TUCKER JONES RD, RIVERVIEW, FL 33578-7630 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	76 kWh @ $0.02734/kWh	$2.08	
Fixture & Maintenance Charge	4 Fixtures	$49.96	
Lighting Pole / Wire	4 Poles	$86.12	
Lighting Fuel Charge	76 kWh @ $0.04187/kWh	$3.18	
Storm Protection Charge	76 kWh @ $0.00354/kWh	$0.27	
Florida Gross Receipt Tax		$0.14	
Lighting Charges			**$141.75**

Details of Charges – Service from 10/01/2021 to 10/29/2021

Service for: 10202 TUCKER JONES RD, RIVERVIEW, FL 33578-7630 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	1330 kWh @ $0.02734/kWh	$36.36	
Fixture & Maintenance Charge	70 Fixtures	$874.30	
Lighting Pole / Wire	70 Poles	$1507.10	
Lighting Fuel Charge	1330 kWh @ $0.04187/kWh	$55.69	
Storm Protection Charge	1330 kWh @ $0.00354/kWh	$4.71	
Florida Gross Receipt Tax		$2.48	
Lighting Charges			**$2,480.64**

Total Current Month's Charges $2,622.39

Important Messages

More clean energy to you
Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Sept. 2021 includes Natural Gas 73%, Purchased Power 13%, Coal 8% and Solar 6%.

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ACCOUNT INVOICE

tampaelectric.com

Statement Date: 11/04/2021
Account: 221007623665

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10208 CLOUDBURST CT, FOUNTAIN
RIVERVIEW, FL 33578

Current month's charges:	$47.07
Total amount due:	$47.07
Payment Due By:	11/29/2021

00000051-0000526-Page 3 of 28

Your Account Summary

Previous Amount Due	$18.52
Payment(s) Received Since Last Statement	-$18.52
Current Month's Charges	**$47.07**
Total Amount Due	**$47.07**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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If you see a downed power line, move a safe distance away and call 911.

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SCAMMERS ARE CALLING
Don't be a victim.

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- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

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Account: 221007623665

Current month's charges:	$47.07
Total amount due:	$47.07
Payment Due By:	11/29/2021
Amount Enclosed	$

673605758236

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Received
NOV 08 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

673605758236221007623665000000000047077

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ACCOUNT INVOICE

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Account: **221007623665**
Statement Date: 11/04/2021
Current month's charges due **11/29/2021**

000000051-0000527-Page 11 of 28

Details of Charges – Service from 10/01/2021 to 10/29/2021

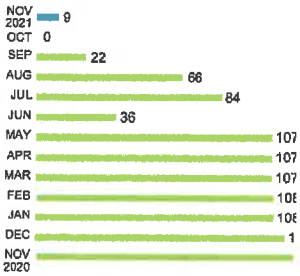
Service for: 10208 CLOUDBURST CT, FOUNTAIN, RIVERVIEW, FL 33578 **Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Perio
1000498720	10/29/2021	39,658		39,395		263 kWh	1	29 Days

Basic Service Charge		$18.06	
Energy Charge	263 kWh @ $0.06076/kWh	$15.98	
Fuel Charge	263 kWh @ $0.04255/kWh	$11.19	
Storm Protection Charge	263 kWh @ $0.00251/kWh	$0.66	
Florida Gross Receipt Tax		$1.18	
Electric Service Cost			**$47.07**
Total Current Month's Charges			**$47.07**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Sept. 2021 includes Natural Gas 73%, Purchased Power 13%, Coal 8% and Solar 6%.

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ACCOUNT INVOICE

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Statement Date: 11/04/2021
Account: 221007683099

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10224 OPALINE CR, CLUBHSE
RIVERVIEW, FL 33578

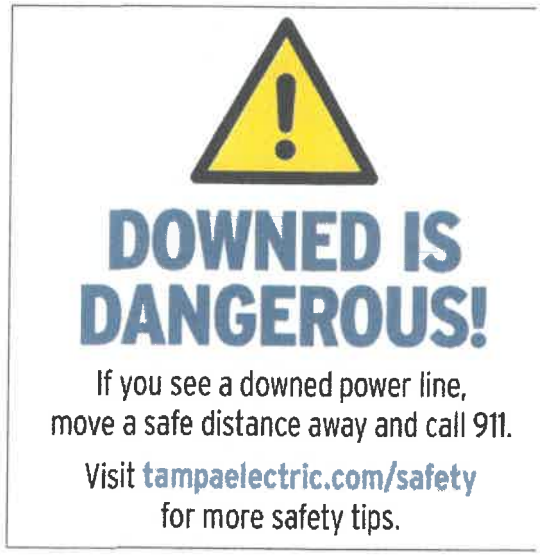
Current month's charges:	$954.55
Total amount due:	$954.55
Payment Due By:	11/29/2021

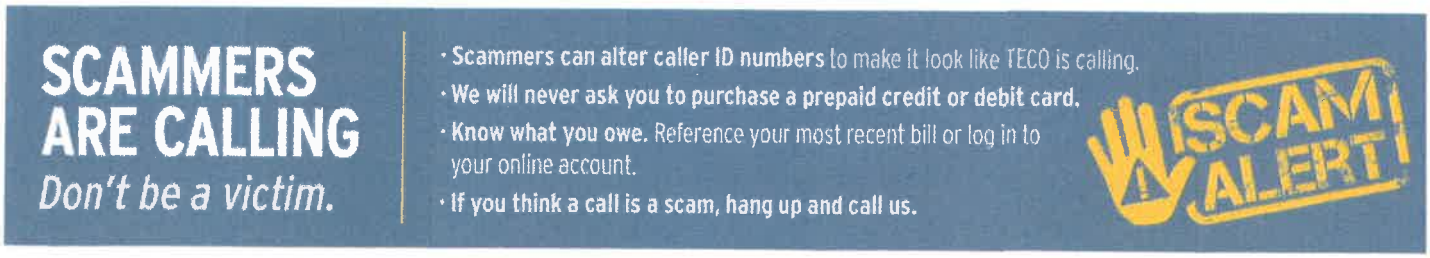
00000051-0000523-Page 3 of 28

Your Account Summary

Previous Amount Due	$1,064.82
Payment(s) Received Since Last Statement	-$1,064.82
Current Month's Charges	**$954.55**
Total Amount Due	**$954.55**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.





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Account: 221007683099

Current month's charges:	$954.55
Total amount due:	$954.55
Payment Due By:	11/29/2021
Amount Enclosed	$

681013140612

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Received
NOV 08 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6810131406122210076830990000000954558

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Account: **221007683099**
Statement Date: 11/04/2021
Current month's charges due **11/29/2021**

00000051-0000524-Page 5 of 28

Details of Charges – Service from 10/01/2021 to 10/29/2021

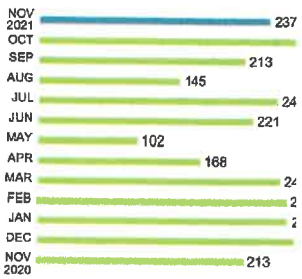
Service for: 10224 OPALINE CR, CLUBHSE, RIVERVIEW, FL 33578 **Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Perio
1000514614	10/29/2021	86,587		79,725		6,862 kWh	1	29 Days

Basic Service Charge		$18.06	
Energy Charge	6,862 kWh @ $0.06076/kWh	$416.94	
Fuel Charge	6,862 kWh @ $0.04255/kWh	$291.98	
Storm Protection Charge	6,862 kWh @ $0.00251/kWh	$17.22	
Florida Gross Receipt Tax		$19.08	
Electric Service Cost			**$763.28**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 10/01/2021 to 10/29/2021

Service for: 10224 OPALINE CR, CLUBHSE, RIVERVIEW, FL 33578 **Rate Schedule: Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 29 days			
Lighting Energy Charge	135 kWh @ $0.02734/kWh	$3.69	
Fixture & Maintenance Charge	5 Fixtures	$73.55	
Lighting Pole / Wire	5 Poles	$107.65	
Lighting Fuel Charge	135 kWh @ $0.04187/kWh	$5.65	
Storm Protection Charge	135 kWh @ $0.00354/kWh	$0.48	
Florida Gross Receipt Tax		$0.25	
Lighting Charges			**$191.27**

Total Current Month's Charges $954.55

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 11/04/2021
Account: 221007683412

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10224 OPALINE SKY CT, WELL
RIVERVIEW, FL 33578

Current month's charges:	$76.14
Total amount due:	$76.14
Payment Due By:	11/29/2021

00000051-0000530-Page 17 of 28

Your Account Summary

Previous Amount Due	$76.14
Payment(s) Received Since Last Statement	-$76.14
Current Month's Charges	**$76.14**
Total Amount Due	**$76.14**

DOWNED IS DANGEROUS!

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SCAMMERS ARE CALLING
Don't be a victim.

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- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

See reverse side for more information

Account: 221007683412

Current month's charges:	$76.14
Total amount due:	$76.14
Payment Due By:	11/29/2021
Amount Enclosed	$_____

681013140613

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Received
NOV 0 8 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

681013140613221007683412000000076140

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **221007683412**
Statement Date: 11/04/2021
Current month's charges due **11/29/2021**

000000051-0000531-Page 18 of 28

Details of Charges – Service from 10/01/2021 to 10/29/2021

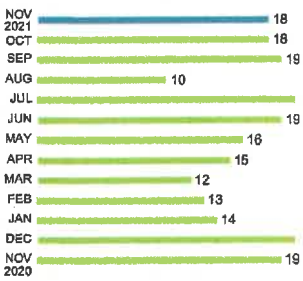
Service for: 10224 OPALINE SKY CT, WELL, RIVERVIEW, FL 33578 **Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Perio
1000500726	10/29/2021	10,196		9,665		531 kWh	1	29 Days

Basic Service Charge		$18.06	
Energy Charge	531 kWh @ $0.06076/kWh	$32.26	
Fuel Charge	531 kWh @ $0.04255/kWh	$22.59	
Storm Protection Charge	531 kWh @ $0.00251/kWh	$1.33	
Florida Gross Receipt Tax		$1.90	
Electric Service Cost			**$76.14**
Total Current Month's Charges			**$76.14**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

More clean energy to you
Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Sept. 2021 includes Natural Gas 73%, Purchased Power 13%, Coal 8% and Solar 6%.

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 11/04/2021
Account: 221007708326

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10221 HAPPY HEART AVE
RIVERVIEW, FL 33578

Current month's charges:	$74.53
Total amount due:	$74.53
Payment Due By:	11/29/2021

00000051-0000534-Page 25 of 28

Your Account Summary

Previous Amount Due	$73.11
Payment(s) Received Since Last Statement	-$73.11
Current Month's Charges	**$74.53**
Total Amount Due	**$74.53**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit tampaelectric.com/safety for more safety tips.

SCAMMERS ARE CALLING
Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

See reverse side for more information

Account: 221007708326

Current month's charges:	$74.53
Total amount due:	$74.53
Payment Due By:	11/29/2021
Amount Enclosed	$_____

681013140614

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Received
NOV 18 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

681013140614221007708326000000074534

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **221007708326**
Statement Date: 11/04/2021
Current month's charges due **11/29/2021**

00000051-0000335-Page 27 of 28

Details of Charges – Service from 10/01/2021 to 10/29/2021

Service for: 10221 HAPPY HEART AVE, RIVERVIEW, FL 33578

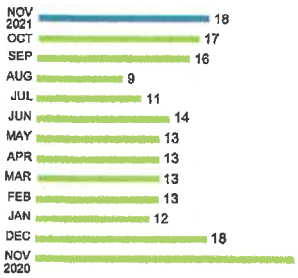
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Perio
1000511668	10/29/2021	7,079		6,563		516 kWh	1	29 Days

Basic Service Charge		$18.06	
Energy Charge	516 kWh @ $0.06076/kWh	$31.35	
Fuel Charge	516 kWh @ $0.04255/kWh	$21.96	
Storm Protection Charge	516 kWh @ $0.00251/kWh	$1.30	
Florida Gross Receipt Tax		$1.86	
Electric Service Cost			**$74.53**
Total Current Month's Charges			**$74.53**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 11/04/2021
Account: 221007724737

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

Current month's charges:	$22.86
Total amount due:	$22.86
Payment Due By:	11/29/2021

00000051-0000532-Page 21 of 28

Your Account Summary

Previous Amount Due	$22.66
Payment(s) Received Since Last Statement	-$22.66
Current Month's Charges	**$22.86**
Total Amount Due	**$22.86**

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit tampaelectric.com/safety for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

SCAMMERS ARE CALLING
Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

SCAM ALERT

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL
mail phone online pay agent
See reverse side for more information

Account: 221007724737

Current month's charges:	$22.86
Total amount due:	$22.86
Payment Due By:	11/29/2021
Amount Enclosed	$_____

681013140615

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Received
NOV 08 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

681013140615221007724737000000022868

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **221007724737**
Statement Date: 11/04/2021
Current month's charges due **11/29/2021**

00000051-0000533-Page 23 of 28

Details of Charges – Service from 10/01/2021 to 10/29/2021

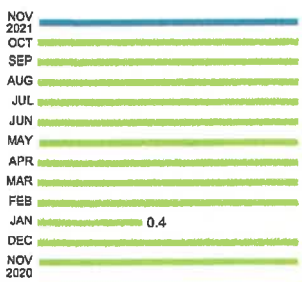
Service for: 10251 TUCKER JONES RD, RIVERVIEW, FL 33578 **Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Perio
1000514006	10/29/2021	443		403		40 kWh	1	29 Days

Basic Service Charge		$18.06	
Energy Charge	40 kWh @ $0.06076/kWh	$2.43	
Fuel Charge	40 kWh @ $0.04255/kWh	$1.70	
Storm Protection Charge	40 kWh @ $0.00251/kWh	$0.10	
Florida Gross Receipt Tax		$0.57	
Electric Service Cost			**$22.86**
Total Current Month's Charges			**$22.86**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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ACTION SECURITY, INC.
1505 MANOR RD
ENGLEWOOD, FL 34223
Sales@ActionSecurityFL.com

Invoice

BILL TO
Brian Howell
Timber Creek CDD
C/O Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18989	10/25/2021	$165.00	11/22/2021	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 9/30/2021 Provided service to reset modem and change IP infrastructure as necessary to get the network device working as discussed with customer. Re-set and re-configured modem and reset IP address for equipment. Tested, verified and left operational.	1	115.00	115.00
Trip charge	1	50.00	50.00

FL Contractor ES12001404

BALANCE DUE **$165.00**

Thank you, we appreciate your business!

53900/4602

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ACTION SECURITY, INC.
1505 MANOR RD
ENGLEWOOD, FL 34223
Sales@ActionSecurityFL.com

Invoice

BILL TO
Brian Howell
Timber Creek CDD
C/O Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19093	11/01/2021	$125.00	11/01/2021	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Monthly billing for Service Agreement at Timber Creek Amenity Center for gates and access equipment as approved by customer. Includes database management.	1	125.00	125.00

Contact ACTION SECURITY, INC. to pay this invoice.
FL Contractor ES12001404

BALANCE DUE **$125.00**

Thank you, we appreciate your business!

53900/4602

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ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com

Invoice

BILL TO
Timber Creek CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2007	10/26/2021	$1,500.00	11/09/2021	14	

DESCRIPTION	QTY	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE **$1,500.00**

$1300 / $105

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Invoice Month	Request Date	Client Name	PR#	Responder	Qty	Price	Amount
October	09/30/2021	Avelar Creek CDD	X53043176V40	U.S. Bank	1	29	29
October	09/30/2021	Belmond Reserve	I5304318M054	U.S. Bank	1	29	29
October	09/30/2021	Berry Bay	X53043195S56	U.S. Bank	1	29	29
October	09/30/2021	Corkscrew Farms	M53043217X72	U.S. Bank	2	29	58
October	09/30/2021	Carlton Lakes	T5304328M027	U.S. Bank	3	29	87
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Shadows	L53043376V97	U.S. Bank	2	29	58
October	09/30/2021	Grand Oaks	X5304344A254	U.S. Bank	2	29	58
October	09/30/2021	Champions Reserve	E53043476V75	U.S. Bank	1	29	29
October	09/30/2021	La Collina	X53043517X44	U.S. Bank	1	29	29
October	09/30/2021	Longleaf	T53043576V87	U.S. Bank	2	29	58
October	09/30/2021	North Park Isle	A5304360G320	U.S. Bank	1	29	29
October	09/30/2021	Parkway Center	Z5304362I113	U.S. Bank	3	29	87
October	09/30/2021	Rivercrest	Y5304364A273	U.S. Bank	2	29	58
October	09/30/2021	Shell Point	L53043676V82	U.S. Bank	1	29	29
October	09/30/2021	Sherwood Manor CDD	Y5304370G395	U.S. Bank	1	29	29
October	09/30/2021	South Fork III	R53043717X10	U.S. Bank	3	29	87
October	09/30/2021	Spencer Creek	L53043739R56	U.S. Bank	1	29	29
October	09/30/2021	Spring Lake	R5304376P498	U.S. Bank	2	29	58
October	09/30/2021	Summit at Fern Hill	H53043817X23	U.S. Bank	2	29	58
October	09/30/2021	The Heights CDD	V53043839R14	U.S. Bank	2	29	58
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	South Creek	L53043876V22	U.S. Bank	1	29	29
October	09/30/2021	Creek Preserve	H53043958K10	U.S. Bank	2	29	58
October	09/30/2021	Parrish Plantation	Q53044058K66	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	Ventana CDD	M5304414A275	U.S. Bank	2	29	58
October	09/30/2021	Bull Frog Creek	W53054258K26	U.S. Bank	2	29	58
						Total	**1,508**

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Grau and Associates

951 Yamato Road, Suite 280
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date *11/1/2021*

SERVICE	**AMOUNT**
Audit FYE 09/30/2021 - Confirmation.com / October	$ 1,508.00
Current Amount Due	$ 1,508.00

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DISTRICT CHECK REQUEST FORM

Today's Date November 5, 2021

District Name Timber Creek CDD

Check Amount $200.00

Payable: Monica Konitzer

Mailing Address 10201 Happy Heart Ave
Riverview, FL 33578

Check Description
Clubhouse Rental Deposit $200.00 – Refund for Event held on 10/23/2021

Special Instructions _____

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

_____
Approved Signature

DM	_____
Fund	_____
G/L	_____
Object Cd	_____
CK # _____	Date _____

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TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT

District Office ♦2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION

1. **TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Timber Creek community in Hillsborough County, Florida.

2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a $50.00, for up to four (4) hours, which will include set up and clean up. A fee of $25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of $200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.

3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (**see and initial**) attached. Please make checks (two, separate) payable to TIMBER CREEK CDD.

4. The undersigned, Monica Knoitzer, (the Applicant), has applied to the District to use the Clubhouse as follows:
   Applicant Address: 10201 happy heart ave
   Purpose: BABY SHOWER
   Date of Event: 10 · 23 · 21 Phone: 813-417-1915
   Time of Event (ALL Events shall end by 11:00 p.m.): 5pm - 9pm
   Extra Hours Required ($25.00 per every (1) hour: _____
   Number of Attendees (NOT TO EXCEED 40): 20

5. The District has consented to the above use by the Applicant, its agents, employees and invitees.

6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifally understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

7. As further consideration for the District's permission to the Applicant, its agents, employees and

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invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Monica Konitzer

Print name

9.14.21

Date

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

By: _____

As: _____

Date: _____

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TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT

District Office ♦2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

*This form must be completed by **each person** issuing a check to Timber Creek CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence.***

DATE: 9/14/21

NAME OF ISSUER: MONICA KONITZER

ADDRESS: 10201 HAPPY HEART AVE
RIVERVIEW, FL 33578

HOME PHONE: (813) 417-6615

CELL PHONE: (727) 408-0737

DRIVER LICENSE NUMBER: K532-552-87-597-0
(Attach copy of license)

PLACE OF EMPLOYMENT: WALGREENS

WORK PHONE: (____)____-____

AMOUNT OF CHECK: $50 / $200

REASON FOR CHECK: CLUBHOUSE RENTAL

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TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT

District Office ♦2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time.** Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit $200.00; Rental Fee $50.00 per four (4) hours – each hour over two will be an additional $25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Timber Creek Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
  - The event provides a benefit to the community;
  - The event encourages socialization amongst the neighbors;
  - The event must be approved by the District Manager; and
  - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. MK

1. All persons using the Recreation Center do so at their own risk. MK
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. MK
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT** (THERE WILL BE NO EXCEPTIONS) MK
4. Glass beverage containers are NOT permitted at the Recreation Center. MK
5. Furniture shall NOT be removed from the Recreation Center at any time. MK
5. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. MK
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. MK
8. Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. MK
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. MK
10. Glitter and Confetti are not allowed in Recreation Center MK
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. MK

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12. Use of the Recreation Center is STRICTLY limited to the confines of the building and adjacent parking area. Use of pool is STRICTLY PROHIBITED and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. MK
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC. MK
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. MK
15. ALL CLEANING MUST BE COMPLETED and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center AFTER 11 pm will be considered as TRESPASSING and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). MK
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. MK
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. MK
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. MK
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. MK
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. MK
21. There is NO SMOKING allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT.** MK
22. Call 911 in the event of an emergency. MK
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. MK

Applicant Signature

MONICA KONITZER
Applicant Printed Name

9-14-21
Date

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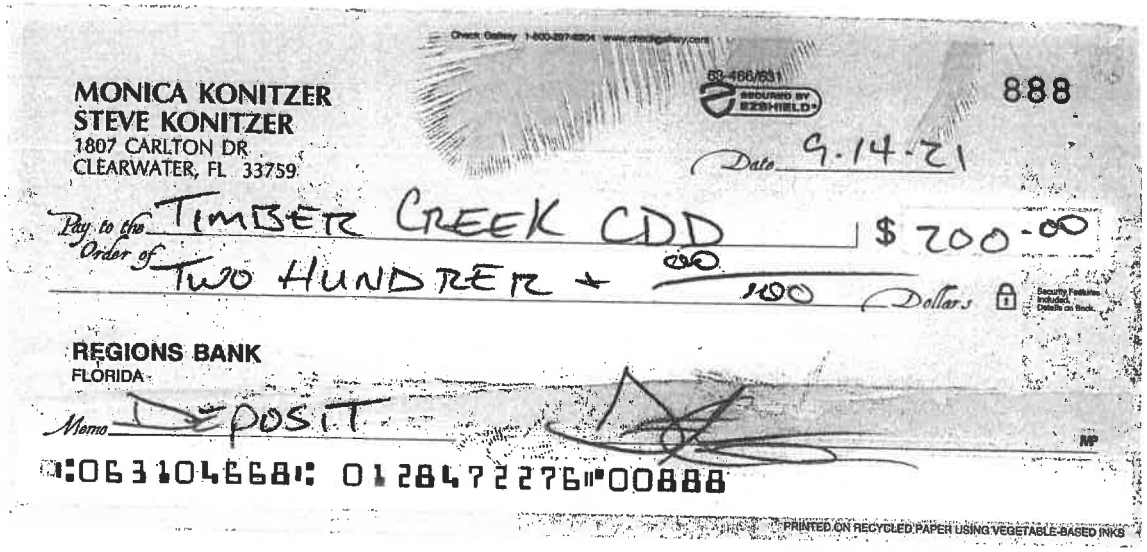

MONICA KONITZER
STEVE KONITZER
1807 CARLTON DR
CLEARWATER, FL 33759

63-466/631
888

Date 9.14.21

Pay to the Order of TIMBER CREEK CDD $ 200.00

TWO HUNDRED + 00/100 Dollars

REGIONS BANK
FLORIDA

Memo DEPOSIT

⑆063104668⑆ 01284722761 00888

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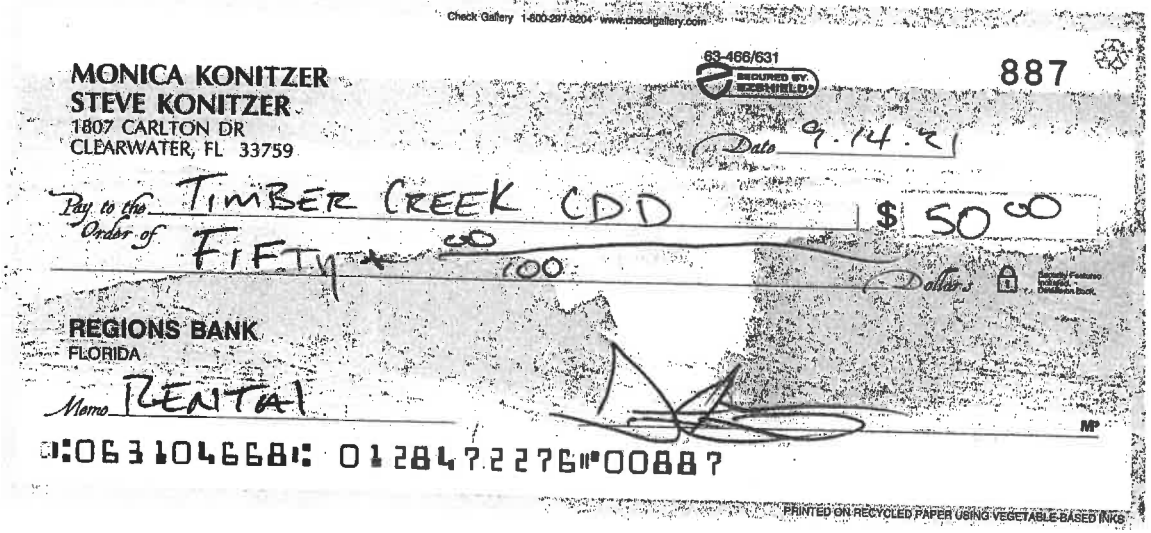

Check Gallery 1-800-297-8204 www.checkgallery.com

MONICA KONITZER
STEVE KONITZER
1807 CARLTON DR
CLEARWATER, FL 33759

63-466/631
887

Date 9.14.21

Pay to the Order of TIMBER CREEK CDD $ 50.00

FIFTY + 00/100 Dollars

REGIONS BANK
FLORIDA

Memo RENTAL

⑆063104668⑆ 01284722761 00887

PRINTED ON RECYCLED PAPER USING VEGETABLE-BASED INKS

NEPTUNE MULTI SERVICES
813-778-9857
AIR CONDITIONING & HEATING * DRYER VENTS CLEANING * HANDYMAN SERVICES

Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569
Neptunemts@gmail.com
https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo
813-778-9857

Invoice

Invoice No:	005373
Date:	10/24/2021
Terms:	NET 0
Due Date:	10/24/2021

Bill To: Timber Creek CDD Riverview FL
teresa.farlow@merituscorp.com
Timber Creek CDD
Riverview FL

Description	Quantity	Rate	Amount
Trash Pickup Trash pick up September 3, September 10, September 17, September 24 2021 10 hours for the month of September .	10	$65.00	$650.00

Subtotal	$650.00
TAX 0%	$0.00
Total	$650.00
Paid	$0.00
Balance Due	**$650.00**

53400/4303

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Straley Robin Vericker

1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

October 22, 2021
Client: 001498
Matter: 000001
Invoice #: 20462

RE: General

For Professional Services Rendered Through October 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
9/16/2021	VTS	REVIEW CORRESPONDENCE FROM T. STEWART WITH ATTACHMENTS RE: COMPLETION CERTIFICATES FOR 2018 PROJECT.	0.2	
10/1/2021	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING SEPTEMBER 30, 2021.	0.2	
10/5/2021	VTS	REVIEW TRUE-UP INVOICE AND PROPOSAL FOR NEW AGREEMENT FROM CORNERSTONE, AND SEND CORRESPONDENCE TO B. HOWELL RE: CORNERSTONE LANDSCAPE AGREEMENT.	0.4	
10/6/2021	VTS	REVIEW CORRESPONDENCE FROM B. HOWELL RE: CORNERSTONE LANDSCAPE AGREEMENT.	0.1	
10/9/2021	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND CONTINUING DISCLOSURE AGENT.	0.3	
10/15/2021	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2021.	0.2	
		Total Professional Services	1.4	$361.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	$97.50
VTS	Vanessa T. Steinerts	0.7	$199.50

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PERSON RECAP

Person		Hours	Amount
LB	Lynn Butler	0.4	$64.00

Total Services	$361.00	
Total Disbursements	$0.00	
Total Current Charges		$361.00

PAY THIS AMOUNT **$361.00**

5[400/310

Please Include Invoice Number on all Correspondence

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TIMBER CREEK CDD

MEETING DATE: November 4, 2021

DMS:

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Steve Luce	✓	Salary Accepted	$200.00
Kelly Evans	✓	Salary Accepted	$200.00
Laura Coffey	✓	Salary Waived	$0.00

KE 11U421

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TIMBER CREEK CDD
MEETING DATE: November 4, 2021
DMS:

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Steve Luce	✓	Salary Accepted	$200.00
Kelly Evans	✓	Salary Accepted	$200.00
Laura Coffey	✓	Salary Waived	$0.00

ND 110421

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TIMBER CREEK CDD

MEETING DATE: November 4, 2021

DMS:

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Steve Luce	✓	Salary Accepted	$200.00
Kelly Evans	✓	Salary Accepted	$200.00
Laura Coffey	✓	Salary Waived	$0.00

SL110421

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Timber Creek
Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2021

Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Timber Creek CDD

Balance Sheet

As of 11/30/2021
(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Debt Service Fund - Series 2020	Capital Projects Fund - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	137,023	0	0	0	0	0	137,023
Bank-Investment Revenue 2018 (8000)	0	48,546	0	0	0	0	48,546
Bank-Investment Interest 2018 (8001)	0	0	0	0	0	0	0
Bank-Investment Reserve 2018 (8003)	0	233,375	0	0	0	0	233,375
Bank-Investment Prepayment 2018 (8004)	0	21	0	0	0	0	21
Bank-Investment Sinking 2018 (8002)	0	0	0	0	0	0	0
Bank-Investment Constr Genl 2018 (8005)	0	0	0	0	0	0	0
Bank-Investment Constr Phase I 2018 (8006)	0	0	0	0	0	0	0
Bank-Investment Constr Amenity 2018 (8007)	0	0	0	0	0	0	0
Bank-Investment Costs of Issu 2018 (8008)	0	0	0	0	0	0	0
Bank-Investment Revenue 2020 (5000)	0	0	2,956	0	0	0	2,956
Bank-Investment Interest 2020 (5001)	0	0	0	0	0	0	0
Bank-Investment Sinking 2020 (5002)	0	0	0	0	0	0	0
Bank-Investment Reserve 2020 (5003)	0	0	5,000	0	0	0	5,000
Bank-Investment Prepayment (5004)	0	0	0	0	0	0	0
Bank-Investment Acqui & Construction 2020 (5005)	0	0	0	14	0	0	14
Bank-Investment Cost of Issurance 2020 (5006)	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Other Receivable	16	0	0	0	0	0	16
Prepaid Professional Liability Insurance	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0
Prepaid Trustees Fees	0	0	0	0	0	0	0
Deposits	4,820	0	0	0	0	0	4,820
Construction Work-In-Progress	0	0	0	0	6,774,838	0	6,774,838
Amount Available-Debt Service	0	0	0	0	0	311,222	311,222
Amount To Be Provided-Debt Service	0	0	0	0	0	6,878,778	6,878,778
Total Assets	141,859	281,942	7,956	14	6,774,838	7,190,000	14,396,609
Liabilities							
Accounts Payable	15,575	0	0	0	0	0	15,575
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	14,138	0	0	0	0	0	14,138
Accrued Expenses Payable	0	0	0	0	0	0	0
Clubhouse Deposits	0	0	0	0	0	0	0
Revenue Bonds Payable Series 2018	0	0	0	0	0	6,825,000	6,825,000

Timber Creek CDD

Balance Sheet

As of 11/30/2021
(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Debt Service Fund - Series 2020	Capital Projects Fund - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Revenue Bonds Payable Series 2020	0	0	0	0	0	365,000	365,000
Total Liabilities	29,713	0	0	0	0	7,190,000	7,219,713
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	539,343	15,151	14	0	0	554,508
Fund Balance-Unreserved	130,495	0	0	0	0	0	130,495
Investment In General Fixed Assets	0	0	0	0	6,774,838	0	6,774,838
Unearned Revenue	0	0	0	0	0	0	0
Other	(18,348)	(257,401)	(7,196)	0	0	0	(282,946)
Total Fund Equity & Other Credits	112,146	281,942	7,956	14	6,774,838	0	7,176,896
Total Liabilities & Fund Equity	141,859	281,942	7,956	14	6,774,838	7,190,000	14,396,609

Timber Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	242,675	19,505	(223,170)	(92)%
Other Miscellaneous Revenues				
Miscellaneous	0	100	100	0 %
Total Revenues	242,675	19,605	(223,070)	(92)%
Expenditures				
Legislative				
Supervisor Fees	6,000	600	5,400	90 %
Financial & Administrative				
District Management	27,000	7,200	19,800	73 %
District Engineer	4,000	197	3,804	95 %
Disclosure Report	8,400	300	8,100	96 %
Trustees Fees	8,200	0	8,200	100 %
Auditing Services	5,500	58	5,442	99 %
Postage, Phone, Faxes, Copies	150	52	98	65 %
Public Officials Insurance	2,663	216	2,447	92 %
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	200	0	200	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,800	450	1,350	75 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	3,500	361	3,139	90 %
Utility Services				
Street Lights	43,700	3,577	40,123	92 %
Other Electric Services	8,000	4,098	3,902	49 %
Water Utility Service	8,000	163	7,837	98 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,400	650	1,750	73 %
Other Physical Environment				
Mulch	6,000	0	6,000	100 %
Janitorial Service	6,300	0	6,300	100 %
Pool Maintenance	9,000	1,955	7,045	78 %
Waterway Management System	4,560	760	3,800	83 %
Irrigation Maintenance	5,000	0	5,000	100 %
General, Property & Casualty Insurance	13,624	2,638	10,986	81 %
Club Facility Maintenance	6,300	2,851	3,449	55 %
Landscape Maintenance	44,000	6,300	37,700	86 %
Miscellaneous Repairs & Maintenance	5,000	3,852	1,148	23 %

Timber Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Plant Replacement Program	1,000	0	1,000	100 %
Landscape Maintenance Other	8,603	0	8,603	100 %
Total Expenditures	242,675	37,953	204,722	84 %
Excess Revenues Over (Under) Expenditures	0	(18,348)	(18,348)	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	116,582	116,582	0 %
Total Fund Balance, Beginning of Period	0	116,582	116,582	0 %
Fund Balance, End of Period	0	98,233	98,233	0 %

Timber Creek CDD

Statement of Revenues and Expenditures

201 - Debt Service Fund -- Series 2018
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	464,688	37,516	(427,172)	(92)%
Interest Earnings				
Interest Earnings	0	5	5	0 %
Total Revenues	464,688	37,521	(427,167)	(92)%
Expenditures				
Debt Service Payments				
Interest Payments	334,688	169,922	164,766	49 %
Principal Payments	130,000	125,000	5,000	4 %
Total Expenditures	464,688	294,922	169,766	37 %
Excess Revenues Over (Under) Expenditures	0	(257,401)	(257,401)	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	172,732	172,732	0 %
Total Fund Balance, Beginning of Period	0	172,732	172,732	0 %
Fund Balance, End of Period	0	(84,669)	(84,669)	0 %

Timber Creek CDD

Statement of Revenues and Expenditures

202 - Debt Service Fund - Series 2020
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	23,125	1,929	(21,196)	(92)%
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	23,125	1,929	(21,196)	(92)%
Expenditures				
Debt Service Payments				
Interest Payments	18,125	9,125	9,000	50 %
Principal Payments	5,000	0	5,000	100 %
Total Expenditures	23,125	9,125	14,000	61 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	0	(0)	0 %
Total Other Financing Sources	0	0	(0)	0 %
Excess Revenues Over (Under) Expenditures	0	(7,196)	(7,196)	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	15,151	15,151	0 %
Total Fund Balance, Beginning of Period	0	15,151	15,151	0 %
Fund Balance, End of Period	0	7,956	7,956	0 %

Timber Creek CDD

Statement of Revenues and Expenditures

302 - Capital Projects Fund - Series 2020
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(0)	0	0 %
Total Other Financing Sources	0	(0)	0	0 %
Excess Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	14	14	0 %
Total Fund Balance, Beginning of Period	0	14	14	0 %
Fund Balance, End of Period	0	14	14	0 %

Timber Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 11/30/2021
Reconciliation Date: 11/30/2021
Status: Locked

Bank Balance	162,468.44
Less Outstanding Checks/Vouchers	25,445.43
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	137,023.01
Balance Per Books	137,023.01
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 11/30/2021
Reconciliation Date: 11/30/2021
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
462	10/27/2021	Series 2020 FY21 Tax Dist ID Excess Fees	200.04	Timber Creek CDD
463	10/27/2021	Series 2018 FY21 Tax Dist ID Excess Fees	3,890.42	Timber Creek CDD
464	11/22/2021	System Generated Check/Voucher	137.96	Bright House Networks
484	11/24/2021	Series 2018 FY22 Tax Dist ID 551	20,179.43	Timber Creek CDD
485	11/24/2021	Series 2020 FY22 Tax Dist ID 551	1,037.58	Timber Creek CDD
Outstanding Checks/Vouchers			25,445.43	

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 11/30/2021
Reconciliation Date: 11/30/2021
Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
445	10/22/2021	System Generated Check/Voucher	137.96	Bright House Networks
447	11/2/2021	System Generated Check/Voucher	2,465.71	Meritus Districts
448	11/5/2021	System Generated Check/Voucher	290.00	Action Security, Inc.
449	11/5/2021	System Generated Check/Voucher	1,500.00	ADA Site Compliance
450	11/5/2021	System Generated Check/Voucher	67.54	BOCC - Hillsborough County Water Resource Services
451	11/5/2021	System Generated Check/Voucher	58.00	Grau and Associates
452	11/5/2021	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
453	11/5/2021	System Generated Check/Voucher	380.00	Sitex Aquatics
454	11/5/2021	System Generated Check/Voucher	361.00	Straley Robin Vericker
455	11/5/2021	System Generated Check/Voucher	900.00	Zebra Cleaning Team, Inc.
456	11/15/2021	System Generated Check/Voucher	200.00	Kelly Ann Evans
457	11/15/2021	System Generated Check/Voucher	200.00	Monica Konitzer
458	11/15/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
459	11/15/2021	System Generated Check/Voucher	380.00	Sitex Aquatics
460	11/15/2021	System Generated Check/Voucher	200.00	Steven K. Luce
461	11/15/2021	System Generated Check/Voucher	3,797.54	Tampa Electric
Cleared Checks/Vouchers			11,787.75	

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 11/30/2021
Reconciliation Date: 11/30/2021
Status: Locked

Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
721	11/9/2021	Pool Card - 11.09.21	25.00	
CR151	11/17/2021	Tax Distribution - 11.17.21	21,128.51	
156	11/18/2021	Clubhouse Rental - 11.18.21	50.00	
157	11/18/2021	Pool Card - 11.18.21	25.00	
CR152	11/24/2021	Tax Distribution - 11.24.21	31,708.43	
Cleared Deposits			52,936.94	

District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Tuesday December 28, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	3	-2	needs improvement
TURF FERTILITY	10	7	-3	moderate
TURF EDGING	5	5	0	good
WEED CONTROL - TURF AREAS	5	3	-2	needs spot treatments
TURF INSECT/DISEASE CONTROL	10	10	0	good
PLANT FERTILITY	5	2	-3	needs to be addressed.
WEED CONTROL - BED AREAS	5	1	-4	prevalent weed problem
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	7	-3	could be better
CLEANLINESS	5	3	-2	could be better
MULCHING	5	3	-2	lacking in various areas
WATER/IRRIGATION MGMT	8	8	0	good
CARRYOVERS	5	5	0	NA
SEASONAL COLOR/PERENNIAL MAINTENANCE				
VIGOR/APPEARANCE	7	5	-2	Needs improvement
INSECT/DISEASE CONTROL	7	7	0	Good
DEADHEADING/PRUNING	3	3	0	NA
SCORE	100	77	-23	77%

Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Tuesday December 28, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	15	-10	Trash observed
INVASIVE MATERIAL (FLOATING)	20	17	-3	Marginal
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Marginal
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	2	-13	Needs to be better
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	Clean
CLUBHOUSE EXTERIOR	3	3	0	Clean
POOL WATER	10	10	0	Clean
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	Good
POOL FURNITURE/EQUIPMENT	8	8	0	Good
FIRST AID/SAFETY ITEMS	10	10	0	Good
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	4	-1	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Clean
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	Good
FOUNTAINS	8	6	-2	Good
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	15	-10	Fair
GENERAL CONDITION	25	15	-10	Fair

Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Tuesday December 28, 2021

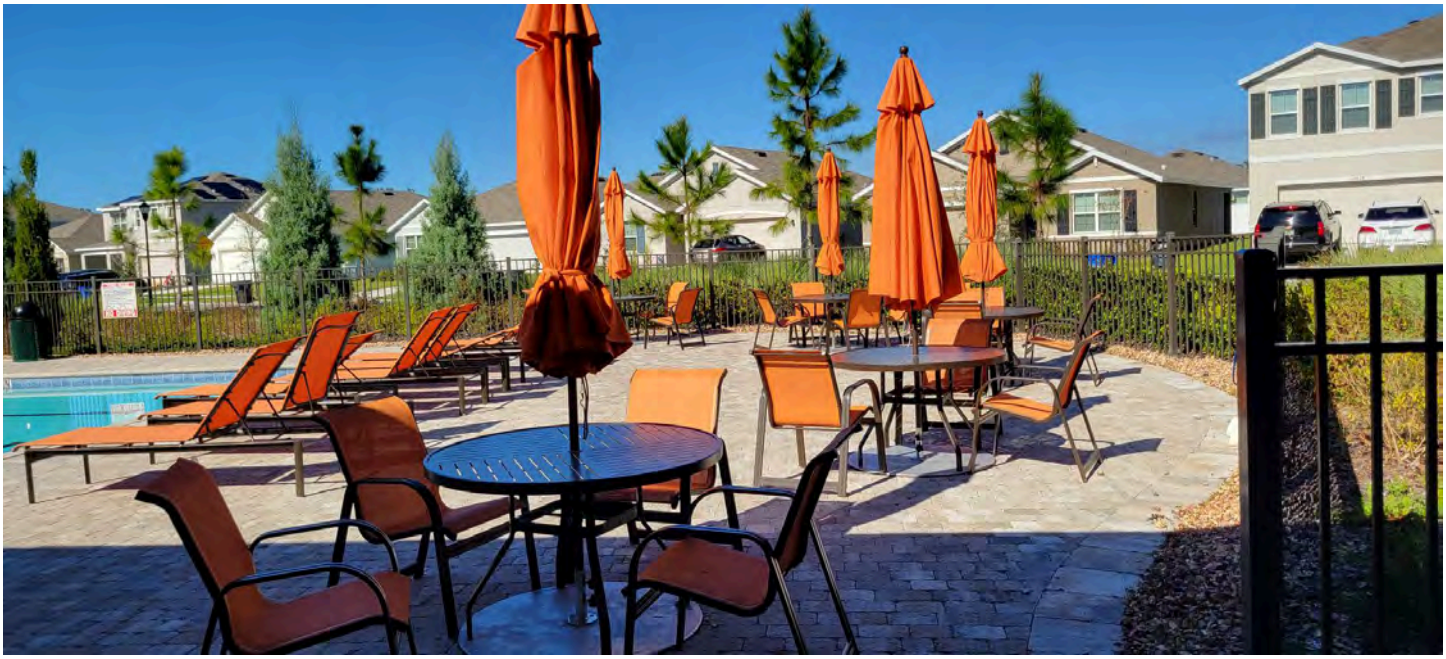
	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	0	-40	No high impact
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	NA
GATES				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
SCORE	700	609	-91	87%

Manager's Signature: Gary Schwartz

Supervisor's Signature:

Timber Creek December.

Pool is clear & blue and looks good.



Chairs and chase lounges look good but could use a cleaning soon.

Gate entrance lock is broken.

Fern is growing through the fence.

Fern is encroaching on plants.

Zoysia grass next to basketball court needs to be treated for Brown Patch fungus.

Iris plants in front of pool have a lot of dead leaves that should be removed.

Weeds in the playground mulch need to be pulled.

NW of Miracle Mile entrance dead and missing Juniper plants.

NW entrance of Miracle Mile.

SW entrance on Miracle Mile

Mail boxes are in good shape and look good.

Dog park looks good and the turf is filling back in.

Magnolia trees at the end of Tucker Jones are not doing well. Irrigation, fert & pest need to evaluate.

There are 4 dead Laurel Oaks on South side of Tucker Jones.

Dead & missing Juniper on the NW entrance of Miracle Mile.

Dead & missing Juniper plants on the SE side entrance of Miracle Mile.

Street sign has fallen on Miracle Mile.

Ponds look good.