

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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December 2, 2021 Minutes of Regular Meeting

**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.

46           **B. General Matters of the District**

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

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53           **4. CONSENT AGENDA ITEMS**

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

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58 The Board reviewed the Consent Agenda items.

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60	MOTION TO:	Approve the Consent Agenda.
61	MADE BY:	Supervisor Evans
62	SECONDED BY:	Supervisor Motko
63	DISCUSSION:	None further
64	RESULT:	Called to Vote: Motion PASSED
65		5/0 - Motion Passed Unanimously

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68           **5. VENDOR AND STAFF REPORTS**

- 69           **A. District Counsel**  
70           **B. District Engineer**  
71           **C. District Manager**

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73 There were no additional reports from staff.

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76           **6. SUPERVISOR REQUESTS**

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78 There were no additional supervisor requests.

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81           **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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83 There were no audience comments.

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87 **8. ADJOURNMENT**

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89 MOTION TO: Adjourn.  
90 MADE BY: Supervisor Evans  
91 SECONDED BY: Supervisor Motko  
92 DISCUSSION: None further  
93 RESULT: Called to Vote: Motion PASSED  
94 5/0 - Motion Passed Unanimously

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

97  
98 *\*These minutes were done in summary format.*

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

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104 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
105 noticed meeting held on 1-6-22.

106  
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108  
109 Signature  
110 Brian Lamb  
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112 Printed Name

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114 Title:

- 115  Secretary  
116  Assistant Secretary

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107  
108  
109 Signature  
110 Jeff Hills  
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112 Printed Name

113  
114 Title:

- 115  Chairman  
116  Vice Chairman



Recorded by Records Administrator

Signature  
1-26-22  
Date