

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**November 4, 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, November 4, 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, November 4, 2021 at 2:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Nick Dister	Vice-Chair
Steve Luce	Supervisor
Kelly Evans	Supervisor
Laura Coffey	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
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**

The Board reviewed the landscaping true-up letter from Cornerstone. Mr. Lamb recommended authorizing staff to negotiate the final terms for the payment with Cornerstone and appoint a member of the Board to work with staff on this item.

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MOTION TO:	Appoint Supervisor Evans to work with staff to negotiate with Cornerstone.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. Discussion on Board of Supervisor Compensation**

Mr. Lamb asked the Board about receiving the supervisor compensation. Supervisor Evans, Supervisor Dister, and Supervisor Motko accepted the supervisor compensation for the meetings. Supervisor Coffey did not accept supervisor compensation for meetings.

**C. General Matters of the District**

There were no general matters of the District to discuss.

**4. CONSENT AGENDA ITEMS**

- A. Consideration of Minutes of the Public Hearing & Regular Meeting Aug. 5, 2021**
- B. Consideration of Operations and Maintenance Expenditures July 2021**
- C. Consideration of Operations and Maintenance Expenditures August 2021**
- D. Consideration of Operations and Maintenance Expenditures September 2021**
- C. Review of Financial Statements for Month Ending September 30, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

79 **5. VENDOR AND STAFF REPORTS**

- 80 **A. District Counsel**
- 81 **B. District Engineer**
- 82 **C. District Manager**

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84 There were no additional reports from staff.

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87 **6. SUPERVISOR REQUESTS**

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89 Supervisor Coffey stated that she would like to resign from the Board.

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MOTION TO:	Accept Laura Coffey's resignation.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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98 Mr. Lamb asked the Board if they would like to appoint someone to fill vacant Seat 3, which  
99 expires in November 2024.

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MOTION TO:	Appoint Ryan Motko to Seat 3.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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108 District management will coordinate with Supervisor Motko for his Oath of Office and forms.

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

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113 There were no audience comments.

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117 **8. ADJOURNMENT**  
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119	MOTION TO:	Adjourn.
120	MADE BY:	Supervisor Evans
121	SECONDED BY:	Supervisor Dister
122	DISCUSSION:	None further
123	RESULT:	Called to Vote: Motion PASSED
124		3/0 - Motion Passed Unanimously

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

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128 *\*These minutes were done in summary format.*

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130 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
131 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
132 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*  
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134 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
135 **noticed meeting held on 12-2-21.**

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Signature

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141 Brian Lamb  
Printed Name

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144 **Title:**  
145  Secretary  
146  Assistant Secretary



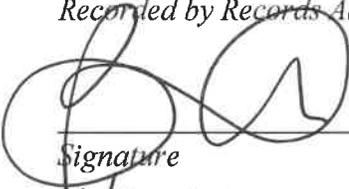
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Signature

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141 JEFFERY S. HILL  
Printed Name

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144 **Title:**  
145  Chairman  
146  Vice Chairman

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Recorded by Records Administrator

  
Signature  
1/26/22  
Date