

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**May 6, 2021 Minutes of Public Hearing & Regular Meeting**

**Minutes of the Public Hearing & Regular Meeting**

The Public Hearing & Regular Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, May 6, 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**

Bryan Radcliff called the Public Hearing & Regular Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, May 6, 2021 at 2:28 p.m.**

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

Nick Dister	Vice-Chair
Steve Luce	Supervisor
Kelly Evans	Supervisor

**Staff Members Present:**

Brian Howell	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There was one audience member in attendance.

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

A resident audience member asked about the pool, the lights over the mailbox, and ADA access to the dog park. Mr. Radcliff answered. He will contact the District Engineer about the dog park. The resident also went over a request she made to the County and asked about putting up signs; Mr. Radcliff directed her to keep asking the County, as they would be responsible for the roads and signage on those roads. The resident also commented about children damaging the fences and speed bumps.

**3. RECESS TO PUBLIC HEARING**

Mr. Radcliff directed the Board to recess to the public hearing.

45 **4. PUBLIC HEARING ON ADOPTING AMENITIES RULES AND POLICIES**

46 **A. Open the Public Hearing on Adopting Amenities Rules and Policies**

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

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55 **B. Staff Presentation**

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57 Mr. Radcliff went over the policies with the Board. Supervisor Evans said she wanted to make  
58 sure that it states that alcohol is prohibited on District property and that dog vaccinations are  
59 required for the dog park. Supervisor Evans also wanted to establish the amount for the annual  
60 fee for the amenities for non-residents to have it be equal to the amount of the largest lot size  
61 O&M and debt service assessments.

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63 **C. Public Comments**

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65 There were no public comments.

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67 **D. Close the Public Hearing on Adopting Amenities Rules and Policies**

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

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77 **E. Consideration of Resolution 2021-04; Adopting Amenities Rules and Policies**

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79 The Board reviewed the resolution.  
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81	MOTION TO:	Approve Resolution 2021-04 as amended.
82	MADE BY:	Supervisor Evans
83	SECONDED BY:	Supervisor Dister
84	DISCUSSION:	None further
85	RESULT:	Called to Vote: Motion PASSED
86		3/0 - Motion Passed Unanimously

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89 **5. RETURN AND PROCEED TO REGULAR MEETING**

90 Mr. Radcliff directed the Board to return and proceed to the regular meeting.  
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94 **6. BUSINESS ITEMS**

95 **A. Consideration of Resolution 2021-05; Approving Proposed FY 2022 Budget &**  
96 **Setting Public Hearing**

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98 This item was tabled until the June meeting.  
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100 **B. Announcement of Annual Notice of Qualified Electors**

101 Mr. Radcliff announced that as of April 15, 2021, Timber Creek CDD had 85 qualified electors.  
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104 **C. Discussion on Security Camera Proposal**

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106 The Board reviewed the MHD security camera proposal.  
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108	MOTION TO:	Approve the security camera proposal minus the IT
109		training.
110	MADE BY:	Supervisor Dister
111	SECONDED BY:	Supervisor Evans
112	DISCUSSION:	None further
113	RESULT:	Called to Vote: Motion PASSED
114		3/0 - Motion Passed Unanimously

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117 **D. General Matters of the District**

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119 There were no additional general matters to discuss.

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122 **7. CONSENT AGENDA**

- 123 **A. Consideration of Minutes of the Regular Meeting March 4, 2021**
- 124 **B. Consideration of Operation and Maintenance Expenditures February 2021**
- 125 **C. Consideration of Operation and Maintenance Expenditures March 2021**
- 126 **D. Review of Financial Statements Month Ending March 31, 2021**

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128 The Board reviewed the Consent Agenda items.

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

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138 **8. VENDOR/STAFF REPORTS**

- 139 **A. District Counsel**
- 140 **B. District Engineer**
- 141 **C. District Manager**

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143 There were no additional staff reports at this time.

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146 **9. SUPERVISOR REQUESTS**

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148 There were no supervisor requests.

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151 **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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153 There were no audience questions or comments.

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157 **11. ADJOURNMENT**

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MOTION TO:	Adjourn at 2:41 p.m.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

167

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

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

173

174 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
175 **noticed meeting held on 06/04/2021.**

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177

178 Brian Lamb

179 **Signature**

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181 Brian Lamb

182 **Printed Name**

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184 **Title:**

185  **Secretary**

186  **Assistant Secretary**

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Official District Seal

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DocuSigned by:



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**Signature**

Jeffery S. Hills

**Printed Name**

**Title:**

**Chairman**

**Vice Chairman**

*Recorded by Records Administrator*

Brittany Crutchfield

**Signature**

6/9/2021

**Date**