TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS REGULAR MEETING FEBRUARY 02, 2023

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA

FEBRUARY 02, 2023, AT 2:00 P.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-ChairNicholas DisterSupervisorSteve LuceSupervisorKelly EvansSupervisorRyan Motko

District Manager Inframark 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 2:00 p.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.

Dear Board Members:

The Regular Meetings of Timber Creek Community Development District will be held on February 02, 2023, at 2:00 p.m. at the Offices of Inframark, LLC 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** REGULAR MEETING OF BOARD OF SUPERVISORS 1.CALL TO ORDER/ROLL CALL 2. PUBLIC COMMENT ON AGENDA ITEMS 3. BUSINESS ITEMS B. Appointment of Supervisor to Open Board Seat – Seat 1 i. ADMINISTRATION OF OATH OF OFFICE ii. Confirmation of Board Compensation D. General Matters of the District 4. CONSENT AGENDA A. Consideration of Board of Supervisor's Meeting Minutes of the Public Hearing & B. Consideration of Operation and Maintenance Expenditures December 2022.......... Under Separate Cover 5. VENDOR/STAFF REPORTS A. District Counsel i. Community Inspection Reports C. District Engineer 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. AUDIENCE QUESTIONS, 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

January 11, 2023 Board of Supervisors

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors for the following Community Development Districts, effective immediately:

Balm Grove CDD Belmond Reserve CDD Berry Bay CDD Park East CDD Simmons Village North CDD South Creek CDD Creek Preserve CDD North Park Isle CDD Shell Point CDD Sherwood Manor CDD Spencer Creek CDD Timber Creek CDD Ventana CDD **Two Rivers North CDD Two Rivers West CDD Two Rivers East CDD Buckhead Trails CDD Buckhead Trails II CDD** Sawgrass Village CDD **Coral Lakes CDD**

Sincerely,

DocuSigned by:

Jeffery S. Hills

Jeffery Hills

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Timber Creek Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statues, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per F.S. 190.006(6).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT:

1.	The following persons a	are elected to the offices shown, to wit:
		Chair
		Vice-Chair
	Brian Lamb	Secretary
	Eric Davidson	Treasurer
	Bryan Radeliff	Assistant Secretary
		Assistant Secretary
		Assistant Secretary
		Assistant Secretary
2.	This Resolution shall be	ecome effective immediately upon its adoption.
PAS	SED AND ADOPTED TI	HIS 2 ND DAY OF February 2023.
ATTEST:		TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Print Name:		Print Name:
Secretary/ Assistant Secretary		Chair / Vice – Chairman of the Board of Supervisors

January 05, 2023, Minutes of Public Hearing and Regular Meetings 1 2 3 MINUTES OF THE PUBLIC HEARING AND REGULAR MEETINGS 4 5 The Public Hearing and Regular Meetings of the Board of Supervisors for the Timber Creek 6 Community Development District was held on Thursday, January 05, 2023, at 2:00 p.m. at the 7 Offices at Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. 8 9 1. CALL TO ORDER/ROLL CALL 10 11 Bryan Radcliff called the Public Hearing and Regular Meetings of the Board of Supervisors of the Timber Creek Community Development District to order on Thursday, January 05, 2023, 12 13 at 2:01 p.m. 14 15 **Board Members Present and Constituting a Quorum:** 16 Nicholas Dister Vice-Chair 17 Kelly Evans Supervisor 18 Ryan Motko Supervisor 19 20 **Staff Members Present:** 21 Bryan Radcliff District Manager, Inframark 22 Gary Schwartz Field Manager, Inframark 23 John Vericker District Counsel, Straley Robin Vericker District Counsel, Straley Robin Vericker 24 Vivek Babbar 25 26 There were no audience members in attendance. 27 2. PUBLIC COMMENTS ON AGENDA ITEMS 28 29 30 There are no public comments. 31 32 3. RECESS TO PUBLIC HEARING 33 34 Mr. Radcliff directed the Board to recess the Public Hearing. 35 36 4. PUBLIC HEARING ON ADOPTING TOWING AND PARKING POLICY 37 38 A. Open the Public Hearing on Adopting Towing and Parking Policy. 39 MOTION TO: 40 Open the Public Hearing. 41 MADE BY: Supervisor Evans SECONDED BY: 42 Supervisor Dister DISCUSSION: None Further 43 44 RESULT: Called to Vote: Motion PASSED 45 3/0 - Motion Passed Unanimously

46 **B.** Staff Presentation 47 48 Mr. Radcliff made a presentation to the Board. 49 50 C. Public Comment 51 52 There were no public comments. 53 54 D. Consideration of Resolution 2023-05; Adopting Towing and Parking Policy 55 56 The Board reviewed and discussed the resolution. 57 58 MOTION TO: Approve Resolution 2023-05. 59 MADE BY: **Supervisor Evans** 60 SECONDED BY: Supervisor Dister DISCUSSION: 61 None Further Called to Vote: Motion PASSED 62 **RESULT:** 63 3/0 - Motion Passed Unanimously 64 E. Close the Public Hearing on Adopting Towing and Parking Policy 65 66 MOTION TO: 67 Close the Public Hearing. MADE BY: 68 Supervisor Evans Supervisor Dister 69 SECONDED BY: 70 DISCUSSION: None Further 71 RESULT: Called to Vote: Motion PASSED 72 3/0 - Motion Passed Unanimously 73 74 RETURN AND PROCEED TO THE REGULAR MEETING 75 76 Mr. Radcliff directed the Board to proceed to the regular meeting 77 78 1. BUSINESS ITEMS 79 A. General Matters of the District 80 81 There were no general matters to be discussed at this time. 82 83 2. CONSENT AGENDA ITEMS 84 A. Consideration of Board of Supervisor's Meeting Minutes of the Landowner's 85 Election November 3, 2022 B. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting 86 87 **November 3, 2022,**

88		of Supervisor's Meeting Minutes of the Special Meetin						
89	November 21, 2022							
90	D. Consideration of Operation and Maintenance Expenditures October 2022 E. Consideration of Operation and Maintenance Expenditures November 2022 E. D. State of Education and Maintenance Expenditures November 2022							
91								
92 93	F. Review of Financial Sta	tements Month Ending November 30, 2022						
93 94	The Board reviewed the Consent A	genda items.						
95		Berram 1101112						
96	MOTION TO:	Approve the Consent Agenda A through F as stated.						
97	MADE BY:	Supervisor Evans						
98	SECONDED BY:	Supervisor Dister						
		_						
99	DISCUSSION:	None further						
100	RESULT:	Called to Vote: Motion PASSED						
101		3/0 - Motion Passed Unanimously						
102								
103	3. VENDOR AND STAFF REPO	ORTS						
104	A. District Counsel							
105	B. District Engineer							
106								
107	There were no reports from District	Counsel or the Engineer.						
108								
109	C. District Manager							
110	i. Community Inspe	ction Report						
111	Mr. Com Colorvanta announts Ibia sa	way it is a sting parent to the Doord A conversation						
112 113	ensued between Mr. Schwartz and t	ommunity inspection report to the Board. A conversation						
113 114	ensued between wir. Schwartz and t	nie Board.						
115	4. BOARD OF SUPERVISORS I	REQUESTS AND COMMENTS						
116	" Borne of Selentisons	REQUESTS THE COMMENTS						
117	There were no supervisors request a	at this time.						
118								
119	5. AUDIENCE QUESTIONS, CO	DMMENTS AND DISCUSSION FORUM						
120								
121	There were no audience comments.							
122								
123	6. ADJOURNMENT							
124								
125	MOTION TO:	Adjourn at 2:05 P.M.						
126	MADE BY:	Supervisor Evans						
127	SECONDED BY:	Supervisor Dister						
128	DISCUSSION:	None further						
129	RESULT:	Called to Vote: Motion PASSED						
130		3/0 - Motion Passed Unanimously						

*Please note the entire meeting is ava	ilable on disc.
*These minutes were done in summary	v format.
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	al any decision made by the Board with respect to an d that person may need to ensure that a verbatim recor
proceedings is made, including the tes	timony and evidence upon which such appeal is to be based
	at a meeting by vote of the Board of Supervisors at a
noticed meeting held on	·
Signature	Signature
Printed Name	Printed Name
T	TOTAL
Title: ⊐ Secretary	Title: □ Chairman
☐ Secretary ☐ Assistant Secretary	□ Vice Chairman
= 12882800210 8001 0002 y	2) 1.0 (2.1) 1.11
	Recorded by Records Administrator
	Tiesto, acar by Tiestor as Trainmings and
	<u>G:</u>
	Signature
	Date
Official District Seal	



Inframark, LLC

Site: Timber Creek				
Date: Tuesday January 24, 2022				
	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
ANDSCAPE MAINTENANCE				
TURF	5	5	0	Good
TURF FERTILITY	10	7	-3	Could be better
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Good overall
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	3	-2	Could be better
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Good
CLEANLINESS	5	5	0	Good
MULCHING	5	3	-2	Some beds need more mulch
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	NA
EASONAL COLOR/PERENNIAL MAINTEN	ANCE			
VIGOR/APPEARANCE	7	7	0	NA
INSECT/DISEASE CONTROL	7	7	0	Good
DEADHEADING/PRUNING	3	2	-1	Ornamentals need to be trimmed soo
SCORE	100	91	-9	91%
Contractor Signature:				
Manager's Signature:	Gary Schwartz			
Supervisor's Signature:				



Inframark, LLC

ite:	Timber Creek				
Date:	Wednesday January 25, 2022				
		MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUA	rics				
	DEBRIS	25	25	0	Good
	INVASIVE MATERIAL (FLOATING)	20	15	-5	Invasives noted in all ponds
	INVASIVE MATERIAL (SUBMERSED)	20	17	-3	Marginal submersed invasive material in ponds
	FOUNTAINS/AERATORS	20	20	0	Good
	DESIRABLE PLANTS	15	15	0	Good
AMENI	TIES				
	CLUBHOUSE INTERIOR	4	4	0	Good
	CLUBHOUSE EXTERIOR	3	3	0	Good
	POOL WATER	10	10	0	Good
	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	5	0	Good
	RECREATIONAL FACILITIES	7	7	0	Good
	RESTROOMS	6	5	-1	Men's bathroom stall lockneeds to be repaired & there
					is one soap dispensor that needs new batteries
	HARDSCAPE	10	10	0	<u>NA</u>
	ACCESS & MONITORING SYSTEM	3	3	0	Good
	IT/PHONE SYSTEM	3	3	0	Good
	TRASH RECEPTACLES	3	3	0	Good
	FOUNTAINS	8	8	0	Good
MONU	MENTS AND SIGNS				
	CLEAR VISIBILITY (Landscaping)	25	25	0	Good
	PAINTING	25	25	0	Good
	CLEANLINESS	25	25	0	Good
	GENERAL CONDITION	25	25	0	Good



Inframark IIC

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Ni4		HLY MAINTEI	NANCE II	NSPECTIO	N GRADESHEET
	Timber Creek				
Date:	Wednesday January 25, 2022				
		MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH II	MPACT LANDSCAPING				
	ENTRANCE MONUMENT	40	40	0	Good
	RECREATIONAL AREAS	30	20	-10	Missing Plumbag plants next to the dog park because
					they did not survive the winter cold snap
	SUBDIVISION MONUMENTS	30	30	0	NA
HARDS	SCAPE 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
LIGHTI	NG 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	681	-19	97%
	Manager's Signature:	Gary Schwartz			
	Supervisor's Signature:				

Timber Creek January 2023.



The Amenity Center looks good. All bathrooms are clean & fully functionable.



The ornamentals, plants, & trees surrounding the Amenity Center look good.



The mailbox pavilion is clean & looks good.



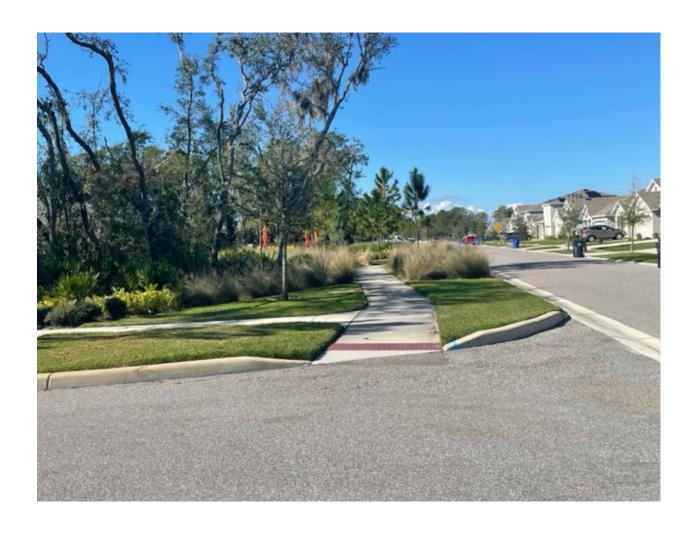
The Amenity Center parking lot is clean.



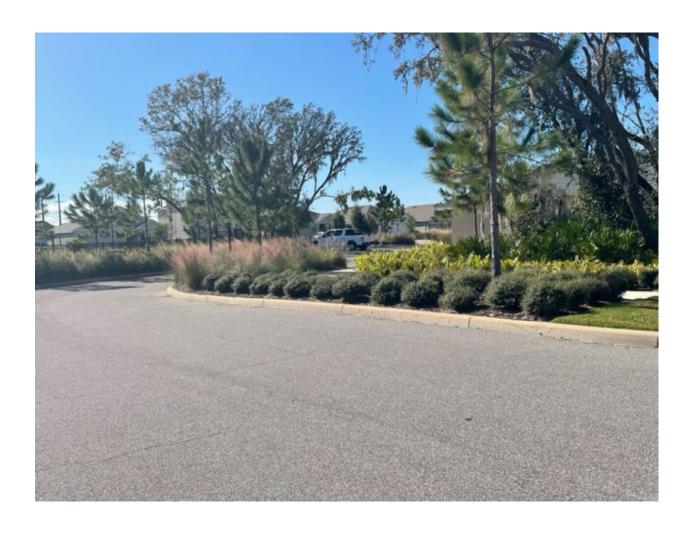
The playground is weed free, clean, & looks good.



There are weeds in the beds.



The N.W. Amenity Center parking lot entrance on Golden Light looks good.



The ornamentals & plants in the Amenity Center parking lot are healthy & look good.



The S.E corner of the Amenity Center on Golden Light looks good.



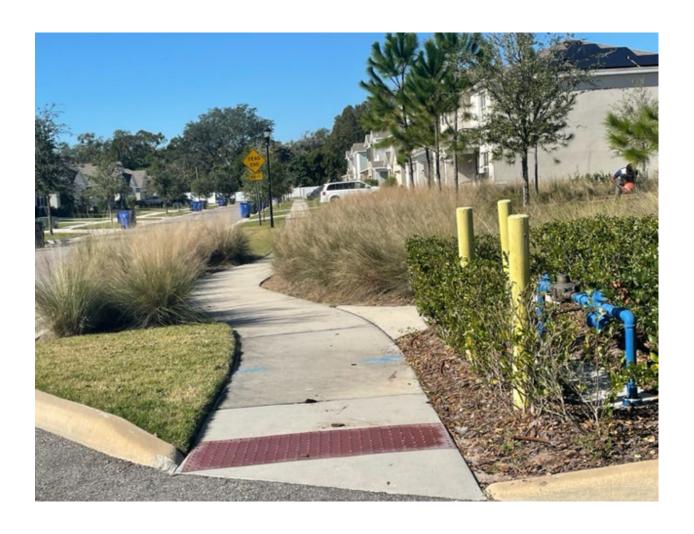
The frontage of the Amenity Center on Miracle Mile looks good.



Weeds & vines growing through the plants.



The S.E. entrance Amenity sign looks good. The Iris plant Fertility was negatively affected by the cold snap.



The Amenity Center S.W. corner on Opaline Sky looks good overall. The turf fertility could be better.



Heading East on Opaline Sky sidewalk looks good.



The BB court is clean & looks good.



The Muhly grass needs to trimmed off the sidewalk & curbing. The dead heading off the grass should be in February.



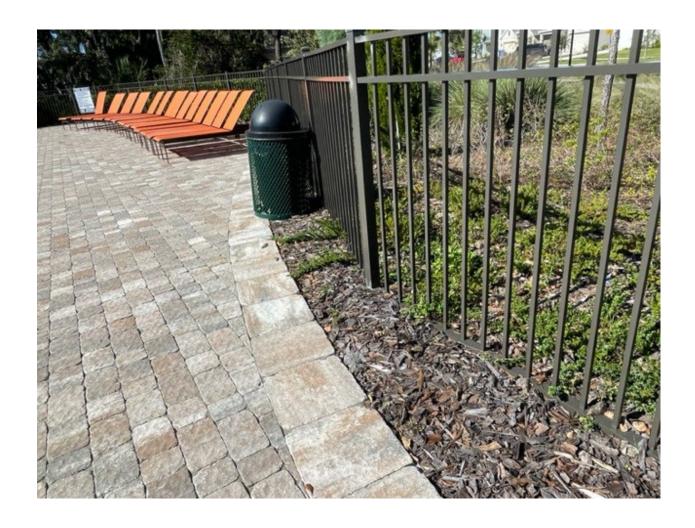
The umbrellas & chaise lounges are clean & look good.



The pool is clear & blue.



The back of the Amenity Center looks good.



Weeds in the mulch need to be removed.



The ferns are growing through the Muhly grass & need to be removed.



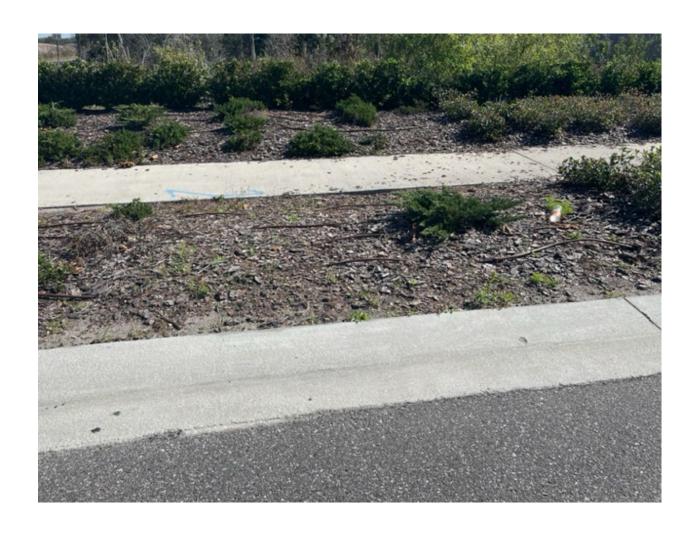
There are weeds in all entrance beds that need to be removed. The landscaper has since removed the weeds in all the beds.



N.W. entrance bed weeds.



There are missing Juniper plants in all entrance beds that need to be replaced. The landscaper was asked to provide an estimate to replace.



S.E entrance bed weeds.



The S.W. entrance on Miracle Mile has weeds.



The S.W. entrance on Miracle Mile.



The S.E entrance on Miracle Mile.



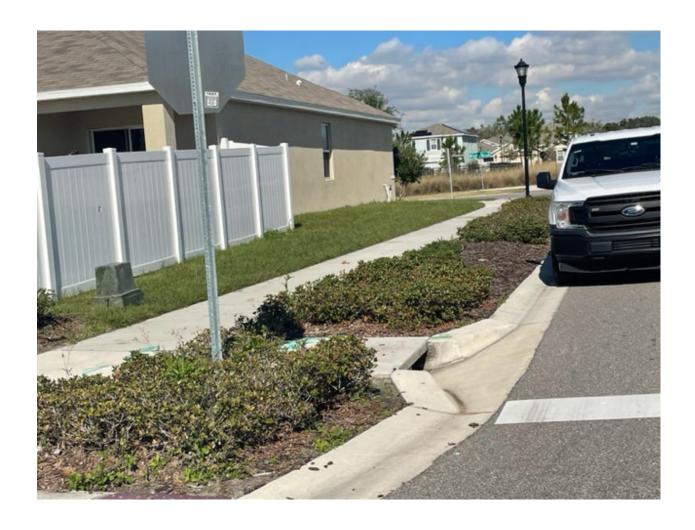
Heading West from the entrances on Miracle Mile.



The N.E. entrance on Miracle Mile has weeds in the beds.



The N.W. entrance on Miracle Mile looks good except for the weeds in the bed.



The N.W. entrance on Miracle Mile has bed weeds.



The Thryallis plant fertility on Tucker jones was negatively affected by the cold snap.



The Thryallis plants on Tucker Jones were hit hard by the cold snaps.



Weeds are growing through the Thryallis plants and there are also bed weeds that need to be removed.



The mailbox pavilion at the dog park looks good.



The Viburnum need to be trimmed.



The turf fertility is lacking next to the sidewalk on Happy Heart.



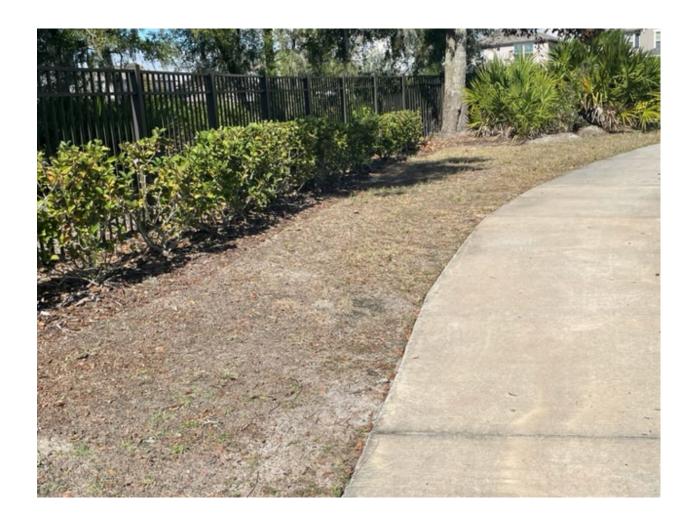
The turf fertility is lacking in front of the dog park.



The dog park is clean & looks good.



There are ferns growing through the Ilic plants.



The turf fertility next to the sidewalk on the South end of the dog park is very bad. It will need to be replaced to look good.



The turf fertility is lacking next to the sidewalk on Summer Kiss.



There are two dead limbs that need to be removed. I asked the landscaper to cut them down.



The trash can next to the dog park near Happy Heart is overflowing. The D.M. was informed.



The S.W. pond has filamentous algae.



The South pond looks good.



The preserve is encroaching behind the resident homes on 12034 Miracle Mile. The D.M. was informed.



Preserve encroachment.



There is filamentous algae in the North pond.



There is a wash out on the North pond.