

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

January 23, 2020 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, January 23, 2020 at 11:00 a.m.** at The Offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Special Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, January 23, 2020 at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Nick Dister	Vice Chair
Kelly Evans	Supervisor

Staff Members Present:

Brian Lamb	Meritus
John Vericker	Straley Robin Vericker

There was one member of the general public in attendance who arrived approximately three minutes after the meeting began.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Report of the District Engineer Dated January 17, 2020

Mr. Lamb went over the Engineer's Report with the Board.

MOTION TO:	Approve the Engineer's Report dated January 17, 2020 in substantial form, subject to any comments or revisions from the finance team.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

48 **B. Consideration of Supplemental Assessment Methodology Report Dated December**
49 **27, 2019**

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51 The Board reviewed the Supplemental Assessment Methodology Report.

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53	MOTION TO: Approve the Supplemental Assessment Methodology
54	Report dated December 27, 2019 in substantial form,
55	subject to any further minor revisions from the
56	finance team and/or District staff.
57	MADE BY: Supervisor Hills
58	SECONDED BY: Supervisor Dister
59	DISCUSSION: None further
60	RESULT: Called to Vote: Motion PASSED
61	3/0 - Motion passed unanimously
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63 *A member of the general public entered the meeting.*

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65 **C. Consideration of Resolution 2020-01; Supplemental Assessment Resolution**

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67 The Board reviewed the resolution.

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69	MOTION TO: Approve Resolution 2020-01.
70	MADE BY: Supervisor Hills
71	SECONDED BY: Supervisor Dister
72	DISCUSSION: None further
73	RESULT: Called to Vote: Motion PASSED
74	3/0 - Motion passed unanimously
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76 **D. Ratification of CDD Joiner – Declaration of Covenants, Conditions and Restrictions**

77 **E. Consideration of Development Acquisition Agreement**

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79 The Board reviewed the CDD Joiner and Development Acquisition Agreement.

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81	MOTION TO: Approve the Ratification of the CDD Joiner –
82	Declaration of Covenants, Conditions and
83	Restrictions, and approve the Development
84	Acquisition Agreement.
85	MADE BY: Supervisor Hills
86	SECONDED BY: Supervisor Dister
87	DISCUSSION: None further
88	RESULT: Called to Vote: Motion PASSED
89	3/0 - Motion passed unanimously
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91 **F. General Matters of the District**

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- 8. CONSENT AGENDA**
- A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2019**
- B. Consideration of Operations and Maintenance Expenditures August 2019**
- C. Consideration of Operations and Maintenance Expenditures September 2019**
- D. Consideration of Operations and Maintenance Expenditures October 2019**
- E. Consideration of Operations and Maintenance Expenditures November 2019**
- D. Consideration of Operations and Maintenance Expenditures December 2019**
- G. Review of Financial Statements Month Ending December 31, 2019**

The Board reviewed the Consent Agenda items.

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

5. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Vericker said that February 6, 2020 at 1:30 p.m., Jon Kessler would like to do the pre-closing, and there is already a regular meeting scheduled that day. The closing will be on February 12, 2020.

B. District Engineer

C. District Manager

There were no additional reports from staff at this time.

6. SUPERVISOR REQUESTS

There were no supervisor requests.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

137 **8. ADJOURNMENT**
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MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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146 **Please note the entire meeting is available on disc.*

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148 **These minutes were done in summary format.*

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

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

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159 **Signature**

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162 **Printed Name**

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164 **Title:**
165 Secretary
166 Assistant Secretary

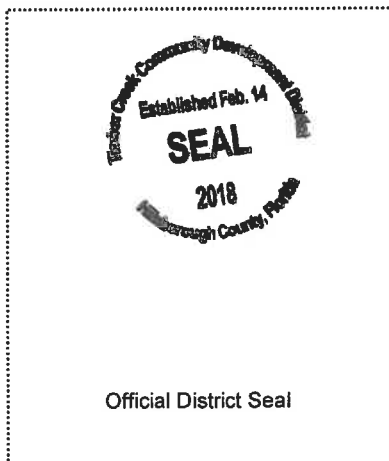
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159 **Signature**

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162 **Printed Name**

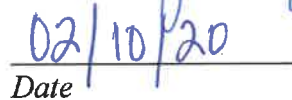
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164 **Title:**
165 Chairman
166 Vice Chairman



Recorded by Records Administrator



Signature



Date