

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
CONTINUED MEETING  
JANUARY 20, 2022**

**TIMBER CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**THURSDAY, JANUARY 20, 2022 AT 10:00 A.M.**  
**THE OFFICES OF MERITUS DISTRICTS**  
**LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

|                                      |   |   |
|--------------------------------------|---|---|
| <b>District Board of Supervisors</b> | Chair<br>Vice-Chair<br>Supervisor<br>Supervisor<br>Supervisor | Jeffery Hills<br>Nicholas Dister<br>Steve Luce<br>Kelly Evans<br>Ryan Motko |
| <b>District Manager</b>              | Meritus   | Bryan Radcliff  |
| <b>District Attorney</b>             | Straley Robin Vericker  | John Vericker   |
| <b>District Engineer</b>             | Stantec, Inc  | Tonja Stewart   |

*All cellular phones and pagers must be turned off during the meeting*

The meeting will begin at **10:00 a.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.

Board of Supervisors  
**Timber Creek Community Development District**

*Dear Board Members:*

The Continued Meeting of Timber Creek Community Development District will be held on **January 20, 2022 at 10:00 a.m.** at the Offices of Meritus 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**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Discussion on Landscaping True-Up Letter – Cornerstone.....Tab 01
    - i. Cornerstone Landscape Report – January 2022
  - B. Discussion on Landscape Proposal.....Tab 02
  - C. Ratification of Pool Maintenance Contract.....Tab 03
  - D. Discussion on 10233 Opaline Sky Ct. – Fence Installation Approval.....Tab 04
  - E. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting December 02, 2021.....Tab 05
  - B. Consideration of Operation and Maintenance Expenditures November 2021 ..... Tab 06
  - C. Review of Financial Statements Month Ending November 30, 2021.....Tab 07
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager.....Tab 08
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS AND 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