

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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January 20, 2022 Minutes of Continued Meeting

**Minutes of the Continued Meeting**

The Continued Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, January 20, 2022 at 10:00 a.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 Continued Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, January 20, 2022 at 11:07 a.m.**

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

Jeff Hills	Chair
Nick Dister	Vice-Chair
Steve Luce	Supervisor
Kelly Evans	Supervisor
Ryan Motko	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
Brian Howell	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
Gary Schwartz	Field 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**

**i. Cornerstone Landscape Report – January 2022**

This item was tabled until the next meeting until Cornerstone can provide the warranty information.

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**B. Discussion on Landscape Proposal**

The Board also tabled this item until the next meeting.

**C. Ratification of Pool Maintenance Contract**

Mr. Radcliff reviewed the pool maintenance contract from Zebra with the Board.

MOTION TO:	Ratify the pool maintenance contract as presented.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**D. Discussion on 10233 Opaline Sky Ct. – Fence Installation Approval**

Mr. Radcliff went over the fence installation approval for 10233 Opaline Sky Ct. with the Board. The Engineer and Counsel determined there is no encroachment, so no action is needed from the Board.

**E. General Matters of the District**

There were no general matters to discuss.

**4. CONSENT AGENDA ITEMS**

- A. Consideration of Minutes of the Continued Meeting December 2, 2021**
- B. Consideration of Operations and Maintenance Expenditures November 2021**
- C. Review of Financial Statements for Month Ending November 30, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

87 **5. VENDOR AND STAFF REPORTS**

88 **A. District Counsel**

89 **B. District Engineer**

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91 There were no reports from Counsel or the Engineer.

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93 **C. District Manager**

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95 The Board reviewed the management reports. Supervisor Evans stated that the landscape  
96 maintenance needs to be improved.

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99 **6. SUPERVISOR REQUESTS**

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101 There were no additional supervisor requests.

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

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106 There were no audience comments.

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109 **8. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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

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121 \*These minutes were done in summary format.

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

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127 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
128 noticed meeting held on 03-03-22.

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Signature

Signature

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Printed Name

Printed Name

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Title:

Title:

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Secretary

Chairman

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Assistant Secretary

Vice Chairman

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Recorded by Records Administrator

Signature

Date

03-04-22

