

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

March 3, 2022 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, March 3, 2022 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

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, March 3, 2022 at 2:15 p.m.**

Board Members Present and Constituting a Quorum:

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
Eric Schultz	Cornerstone

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

Eric Schultz discussed with the Board that they want to take a step forward and present the warranty information to come to some resolution.

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MOTION TO:	Approve a Not to Exceed of \$9,000 and work with staff to review the remaining credit and Cornerstone to provide a summery report by March 28, 2022
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. General Matters of the District

There were no general matters to discuss.

4. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Regular Meeting January 06, 2022**
- B. Consideration of the Minutes of the Continued Meeting January 20, 2022**
- C. Consideration of Operation and Maintenance Expenditures December 2021**
- D. Consideration of Operation and Maintenance Expenditures January 2022**
- E. Review of Financial Statements Month Ending January 31, 2022**

The Board reviewed the Consent Agenda items.

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

5. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Engineer**

There were no reports from Counsel or the Engineer.

C. District Manager

The Board reviewed the management reports.

87 **6. SUPERVISOR REQUESTS**

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89 Supervisor Motko wanted to confirm management was addressing the holes at the dog park and
90 the trash is being picked up. Mr. Radcliff advised he has informed Cornerstone and suggested
91 utilizing an onsite representative at the community on a part-time basis. Mr. Radcliff will present
92 a proposal to the Board for part-time staff.
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95 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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There were no audience comments.

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100 **8. ADJOURNMENT**

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MOTION TO:	Adjourn at 2:23 p.m.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

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112 *These minutes were done in summary format.

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

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118 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
119 noticed meeting held on 04-07-22.

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Signature

Printed Name

Title:

Secretary

Assistant Secretary

Signature

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

Signature

Date

04-08-22

Date

