

**MINUTES OF MEETING
TIMBER CREEK SOUTHWEST
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District was held on Thursday, January 15, 2026 at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966. It began at 9:30 a.m. and was presided over by Mr. Scott Edwards, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Scott Edwards	Chairperson
Dalton Drake	Vice Chairperson
Barry Ernst	Assistant Secretary
Fernanda Martinho	Assistant Secretary
Ashley Kingston	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Ryan Shute	District Engineer

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at approximately 9:30 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

October 16, 2025 - Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by Barry Ernst, seconded by Ashley Kingston, and with all in favor, the October 16, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Audited Financial Statements****Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2025**

Mr. Ward introduced Ben Steets with Grau and Associates.

Mr. Ben Steets with Grau and Associates declared the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP). He indicated the Opinion Letter was on pages 1 and 2. He stated pages 3-6 were the Management's Discussion and Analysis providing a summary overview of the year's financial activity. He reported pages 7-12 were basic financial statements including government wide financial statements, fund level financial statements, the balance sheet, and the income statement. He stated pages 13-21 were the notes to the financial statements. He reported notes 1 through 4 were standard for government entities in Florida; note 5 discussed interfund transfers; note 6 was capital assets (infrastructure improvements); note 7 discussed long term debt. He indicated page 22 was the comparison of the general fund activity for the year to the budget; page 24 contained data elements required by the State of Florida; pages 25-26 contained the auditor's report on internal controls; page 27 was the Florida Statute dealing with investments; and pages 28-29 contained the Management Letter. He stated there were no instances of noncompliance with Florida Statutes and there were no findings. He concluded the District was in compliance and Grau issued a clean opinion.

On MOTION made by Dalton Drake, seconded by Ashley Kingston, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2025 were accepted.

The audio cut in and out from 5 minutes and 30 seconds until the end of the meeting rendering most of the remainder of the meeting non-transcribable.

FOURTH ORDER OF BUSINESS**Consideration of Proposals****Consideration of Proposals to provide Audit Services to the District for the Fiscal Years 2026-2030**

On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, Grau was ranked #1.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-2

Consideration of Resolution 2026-2, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District, amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ends On September 30, 2026; providing a severability clause; providing for conflict and providing an effective date

On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, Resolution 2026-2 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-3

Consideration of Resolution 2026-3, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for Thursday, April 16, 2026, at 10:15 A.M. at Timber Creek Clubhouse, 11590 Timber Creek Drive, Fort Myers, Florida 33913

On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

The motion sheet contains an additional motion at this point for CGA Agreements:

On MOTION made by Dalton Drake, seconded by Scott Edwards, and with all in favor, the agreement with Calvin, Giordano, and Associates was adopted, and the Chair authorized to sign.

SEVENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Urbancic reminded the Board that the ethics training requirement renewed for this year; therefore, the Board Members were required once again to complete the ethics training requirements in 2026. He indicated he would keep the Board updated regarding the current legislative session.

II. District Engineer

No report.

III. District Manager

a) Important Meeting Dates for Fiscal Year 2026:

- 1. Thursday, April 16, 2026 - Public Hearing: Proposed Budget for FY 2027**
- b) Financial Statements for period ending October 31, 2025 (unaudited)**
- c) Financial Statements for period ending November 30, 2025 (unaudited)**
- d) Financial Statements for period ending December 31, 2025 (unaudited)**

No report.

EIGHTH ORDER OF BUSINESS

Public Comments

Mr. Ward asked if there were any public comments; there were none.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Ward asked if there were any Supervisor’s requests; there were none.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:47 a.m.

On MOTION made by Scott Edwards, seconded by Dalton Drake, and with all in favor, the Meeting was adjourned.

Timber Creek Southwest Community
Development District

Signature: James Ward
James Ward (May 12, 2026 06:48:57 EDT)

Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Scott Edwards
Scott Edwards (May 12, 2026 14:36:54 EDT)

Email: scott.edwards@lennar.com
Scott Edwards, Chairperson










TCS - Minutes 01 15 2026 - PDF for Sigs

Final Audit Report

2026-05-12

Created:	2026-05-11
By:	Cori Dissinger (dissingerc@pfm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIEarpDpJyiYJD7FO2wFVbTup1HJT3zkk

"TCS - Minutes 01 15 2026 - PDF for Sigs" History

-  Document created by Cori Dissinger (dissingerc@pfm.com)
2026-05-11 - 9:58:24 PM GMT
-  Document emailed to scott.edwards@lennar.com for signature
2026-05-11 - 9:58:29 PM GMT
-  Document emailed to James Ward (wardj@pfm.com) for signature
2026-05-11 - 9:58:29 PM GMT
-  Email viewed by James Ward (wardj@pfm.com)
2026-05-11 - 9:58:33 PM GMT
-  Email viewed by scott.edwards@lennar.com
2026-05-12 - 1:26:20 AM GMT
-  Document e-signed by James Ward (wardj@pfm.com)
Signature Date: 2026-05-12 - 10:48:57 AM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Signer scott.edwards@lennar.com entered name at signing as Scott Edwards
2026-05-12 - 6:36:52 PM GMT
-  Document e-signed by Scott Edwards (scott.edwards@lennar.com)
Signature Date: 2026-05-12 - 6:36:54 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-05-12 - 6:36:54 PM GMT