

**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, March 16, 2023, at 9:30 A.M. at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

Present and constituting a quorum:

Barry Ernst	Chairperson
Thomas Dean	Vice Chairperson
Scott Edwards	Assistant Secretary
Fernanda Martinho	Assistant Secretary
Ashley Kingston	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
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 THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James 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

November 1, 2022 - Landowners Meeting

November 1, 2022 – Regular Meeting

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

On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, the November 1, 2022, Landowners Meeting Minutes were accepted for purposes of inclusion in the record.

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

On MOTION made by Scott Edwards, seconded by Barry Ernst, and with all in favor, the November 1, 2022, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Amendment

Consideration of the amendment to the Professional Services Auditing Agreement between the District and Grau and Associates, dated January 17, 2023

Mr. Ward: When we issued our Series 2021 bonds, we did not have those bonds outstanding when we bid for the audit services in the prior period. As such, the auditor is asking for an increase of \$1,500 dollars for his fee for each year, so fees go up to \$5,400, to \$5,700, from roughly \$3,900 dollars to some other numbers. This is consistent to what I am seeing for Grau and other CDDs when we have issued bonds. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Scott Edwards, seconded by Thomas Dean, and with all in favor, the amendment to the Professional Services Auditing Agreement between the District and Grau and Associates, dated January 17, 2023 was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-3

Consideration of Resolution 2023-3, a Resolution of the Board of Supervisors of Timber Creek Southwest Approving the Proposed Fiscal Year 2024 Budget and setting the Public Hearing to be held on Friday, July 21, 2023, at 9:30 A.M. at the offices of Lennar Homes LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966

Mr. Ward: The only major change to this budget is inclusion of \$50,000 dollars to begin the process of establishing some amount of money in the case of cleanup related to hurricanes or any natural disasters. What this does is, it changes your assessment rate from \$109.26 dollars per unit per year to \$173.33 dollars and increases the cap rate to \$208 dollars per year. It will require mailed notice to all residents in the District. They will be remitted to a public hearing which is scheduled for Friday, July 21, in this conference room. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Barry Ernst, seconded by Thomas Dean, and with all in favor, Resolution 2023-3 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

I. Tentative Board Meeting Dates for Balance of Fiscal Year 2023

1. Public Hearings: F2024 Budget Adoption – July 20, 2023, 9:30 A.M.

II. Financial Statement for period ending December 31, 2022 (unaudited)

III. Financial Statement for period ending January 31, 2023 (unaudited)

IV. Financial Statement for period ending February 28, 2023 (unaudited)

Mr. Ward: Just remember your July 21 public hearing. You will get a calendar invite to put it on your calendar and you will get a separate calendar invite again with the same information but including the PDF of your agenda.

SIXTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward asked if there were any Supervisor’s requests; there were none. He asked if there were any audience comments from audience members present in person, or via audio/video; there were none.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:35 a.m.

On MOTION made by Thomas Dean, seconded by Fernanda Martinho, and with all in favor, the Meeting was adjourned.

Timber Creek Southwest Community Development District


James P. Ward, Secretary


Barry Ernst, Chairperson