

**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, April 17, 2025, 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:

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
Meagan Magaldi	District Attorney

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 9:52 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

I. November 21, 2024 – Landowners Meeting

II. November 21, 2024 - Regular Meeting

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

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the November 21, 2024 Landowners Meeting and the November 21, 2024 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 ended September 30, 2024**

Mr. Ward asked Mr. Ben Steets to review the Audited Financial Statements.

Mr. Ben Steets with Grau and Associates indicated this audit was performed in accordance with the standards set by the Florida Auditor General and the generally accepted auditing standards. He 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 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.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Berry Ernst, seconded by Ashley Kingston, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2024 were accepted.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-4****Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors approving the Proposed Fiscal Year 2026 Budget and setting the Public Hearing to be held on Thursday, June 19, 2025, at 9:30 A.M. at the offices of Lennar Homes LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966**

Mr. Ward indicated Resolution 2025-4 began the budget process for fiscal year 2026 and set the public hearing for June 19, 2025 at 9:30 a.m. at the offices of Lennar Homes. He indicated the assessment rate was essentially the same as it was in fiscal year 2025 at \$173 dollars. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Berry Ernst, seconded by Scott Edwards, and with all in favor, Resolution 2025-4 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

Ms. Meagan Magaldi: We are monitoring the current legislative session. There are some bills which may affect Community Development District matters. Once the session ends, we will be able to provide an in depth report.

II. District Engineer

No report.

III. District Manager

- a) Important meeting dates for the remainder of fiscal year 2025:
 - 1. Public Hearings: Proposed Fiscal year 2026 Budget - June 19, 2025
- b) Financial Statement for period ending January 31, 2025 (unaudited)
- c) Financial Statement for period ending February 28, 2025 (unaudited)
- d) Financial Statement for period ending March 31, 2025 (unaudited)
- e) Supervisor of Elections Report

Mr. Ward indicated the number of voters within the District as of April 15, 2025 was 1,544 registered voters. He noted the District long since triggered the qualified elector process; there were two seats which needed to transition in 2024, so this process needed to move forward. He indicated he would work with Scott Edwards to make this happen.

SIXTH ORDER OF BUSINESS

Public Comments

Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

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

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

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

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:57 a.m.

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

Timber Creek Southwest Community Development
District


James P. Ward, Secretary


Scott Edwards / Jun 27, 2025 08:48 EDT
Scott Edwards, Chairperson






Minutes 4/17/2025

Final Audit Report

2025-06-27

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