

**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 Friday, June 17, 2022, at 8:15 a.m. at Lennar Homes 10481 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

Absent:

Ashley Kingston	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Andrew Gill	

Audience:

All resident's 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. Andrew Gill called the meeting to order at approximately 8:15 a.m. He conducted roll call; all Members of the Board were present, save Supervisor Kingston, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearing

THIRD ORDER OF BUSIENSS

Consideration of Minutes

March 18, 2022 – Regular Meeting

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

On MOTION made by Mr. Scott Edwards, seconded by Mr. Thomas Dean, and with all in favor, the March 18, 2022, Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

PUBLIC HEARING

Mr. Gill explained the public hearing process including public comment, Board discussion and vote.

a. PUBLIC HEARING – FISCAL YEAR 2023 BUDGET

I. Public Comment and Testimony

Mr. Gill called for a motion to open the Public Hearing.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Scott Edwards, and with all in favor, the Public Hearing was opened.

Mr. Gill indicated no changes had been made to the Budget since it was last presented to the Board. He asked if there were any public comments or questions with respect to the Fiscal Year 2023 Budget; there were none.

II. Board Comment

Mr. Gill asked if there were any Board comments or questions; hearing none, he called for a motion to close the public hearing.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Thomas Dean, and with all in favor, the Public Hearing was closed.

III. Consideration of Resolution 2022-8 adopting the annual appropriation and Budget for Fiscal Year 2023

Mr. Gill called for a motion for Resolution 2022-8 relating to the annual appropriations, adopting the Budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Thomas Dean, and with all in favor, Resolution 2022-8 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2023 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Gill indicated this public hearing was related to the imposition of the special assessments for the general fund, certification of an assessment roll, and approval of the special assessment methodology for the District.

I. Public Comment and Testimony

Mr. Gill called for a motion to open the Public Hearing.

On MOTION made by Mr. Barry Ernst, seconded by Ms. Fernanda Martinho, and with all in favor, the Public Hearing was opened.

Mr. Gill asked if there were any public comments or questions; there were none.

II. Board Comment

Mr. Gill asked if there were any Board comments or questions; hearing none, he called for a motion to close the public hearing.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Scott Edwards, and with all in favor, the Public Hearing was closed.

III. Consideration of Resolution 2022-9 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

Mr. Gill indicated Resolution 2022-9 imposed the assessments, adopted the assessment roll, and approved the General Fund Special Assessment methodology. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Thomas Dean, seconded by Mr. Barry Ernst, and with all in favor, Resolution 2022-9 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-10

Consideration of Resolution 2022-10, a resolution of the Board designating date, time, and location for Regular Meeting of the Board of Supervisor’s for Fiscal Year 2023

Mr. Gill indicated Meetings would be on the second Thursday of each month at 10:30 a.m. at Lennar Homes. He noted the Landowners’ Election would be on November 1, 2022 at 2:00 p.m. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, Resolution 2022-10 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2022-11**

Consideration of Resolution 2022-11, resolution of the Board designating a date, time, and location for a landowners' meeting and election; providing for publication; and establishing forms for the landowners' election

Mr. Gill indicated the Landowners' Meeting and Election would be on November 1, 2022 at 2:00 p.m. at Lennar Homes. He explained this was a landowners' election, not a qualified electors' election.

On MOTION made by Mr. Thomas Dean, seconded by Mr. Barry Ernst and with all in favor, Resolution 2022-11 was adopted, and the Chair was authorized to sign.

Mr. Ward: Enclosed in the Agenda Packet are the required disclosures, the form of the notice of ballot and the information related to the landowners' election, the proxy, and the form of ballot.

Mr. Gill: This District has 326 qualified electors as of April 15 of this year, but because it was established on October 3, 2019, which was about 2 years, 8 months ago, it had not hit the sixth year from establishment threshold and was still a landowners' election.

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

No report.

II. District Engineer

No report.

III. District Manager

- a) **Report on Number of Registered Voters as of April 15, 2022**
- b) **Financial Statements for period ending March 31, 2022 (unaudited)**
- c) **Financial Statements for period ending April 30, 2022 (unaudited)**
- d) **Financial Statements for period ending May 31, 2022 (unaudited)**

No report.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests and Audience Comments**

Mr. Gill asked if there were any Supervisor's requests; there were none. He asked if there were any audience members present in person or by audio or video with questions or comments; there were none.

NINTH ORDER OF BUSINESS

Adjournment

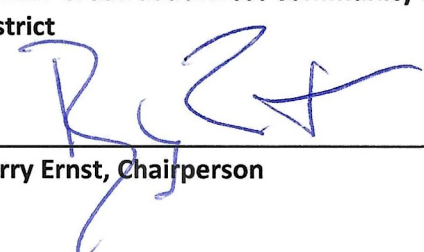
Mr. Gill adjourned the meeting at approximately 8:25 a.m.

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

**Timber Creek Southwest Community Development
District**



James P. Ward, Secretary



Barry Ernst, Chairperson