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, October 16, 2025 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. 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**

June 19, 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 Dalton Drake, and with all in favor, the June 19, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS Consideration of Resolution 2026-1

Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District, adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amount Needed to Meet Current Operating Expenses, in accordance with the Section 218.415(17) Florida Statutes; providing for Severability and Invalid Provisions; providing for Conflicts and providing for an Effective Date

Mr. Ward stated this Resolution set the alternative investment guidelines in place related to the general fund accounts; this did not affect the bond fund. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Dalton Drake, seconded by Scott Edwards, and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS Consideration of Agreement

Consideration of Reciprocal Easement Agreement between Jared F. Holes and Timber Creek Southwest Development District to grant certain reciprocal easements for the benefit of the proposed development and use of the Holes Property and Timber Creek

Mr. Ward: Sembler Development is developing commercial property adjacent to the Timber Creek CDD and needs some easement for utility relocations and to be able to drain through some of the facilities that are owned by the CDD. A copy of the Agreement is included in the agenda packet. It has been worked out between our counsel and the counsel for Sembler Development. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Dalton Drake, seconded by Barry Ernst, and with all in favor, the Reciprocal Easement Agreement was approved.

FIFTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Greg Urbancic reminded the Board to complete the annual ethics training requirement before the end of the calendar year.

II. District Engineer

No report.

III. District Manager

a) **Financial Statements for period ending July 31, 2025 (unaudited)**
b) **Financial Statements for period ending August 31, 2025 (unaudited)**
c) **Financial Statements for period ending September, 2025 (unaudited)**

Mr. Ward indicated staff would send out email reminders monthly regarding the ethics training including links to the free training sessions.

SIXTH ORDER OF BUSINESS **Public Comments**

Mr. Ward noted there were no members of the public present in person or on audio or video.

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 9:37 a.m.

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

Timber Creek Southwest Community Development District

James P. Ward

James P. Ward, Secretary

Scott Edwards

Scott Edwards (Jan 16, 2026 15:03:56 EST)

Scott Edwards, Chairperson

TCS - Minutes 10 16 2025

Final Audit Report 2026-01-19

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