

**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, September 18, 2020 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

Absent:

Andrew “Chase” Kollman	Assistant Secretary
Ashley Kingston	Assistant Secretary

Also present were:

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

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

District Manager James P. Ward called the meeting to order at approximately 8:18 a.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present with the exception of Supervisor Kingston and Supervisor Kollman, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

August 21, 2020 – Regular Meeting

Mr. Ward asked if there were any additions, deletions, or corrections for the August 21, 2020 Meeting Minutes; hearing none, he called for a motion.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Scott Edwards, and with all in favor, the August 21, 2020 Regular Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2020-30

Consideration of Resolution 2020-30 a Resolution of the Board of Supervisors of Timber Creek Southwest Community Development District Supplementing Resolution No. 2020-26 which Resolution previously equalized, approved, confirmed, imposed and levied special assessments on and peculiar to property specially benefited (apportioned fairly and reasonably) by the District’s projects; Approving and Adopting the Timber Creek Southwest Community Development District final supplemental special assessment methodology –Series 2020 Bonds prepared by JPWard & Associates, LLC Dated August 28, 2020, which applies the Methodology previously adopted to special assessments reflecting the specific terms of the Timber Creek Southwest Community Development District Special Assessment Bonds, Series 2020 (2020 project); providing for the update of the improvement lien book

Mr. Ward asked Mr. Greg Urbancic to review this Resolution.

Mr. Greg Urbancic: Resolution 2020-30 supplements Resolution 2020-26. We previously went through the two-step assessment process where we did the initial assessment resolution and then we did the final assessment process and equalized the assessments over all the District. Our final assessment resolution contemplated that when we were to go issue bonds, we would do a “bring down” resolution which, as to assessment area 1, for which we are issuing bonds, we would do a supplemental assessment report and a supplemental resolution as to that assessment area to finalize the assessments with respect to that specific area. All this does essentially is acknowledge the fact that we are issuing those bonds. Mr. Ward has prepared a final supplemental assessment methodology as to that specific assessment area 1. The only other item of note in this resolution is something I mentioned at the last meeting. Underwriting has not required that there be a true up agreement because the 389 lots have already been platted, but in section 4B of this resolution, as requested by underwriting, just a note to the extent if there were to be a replat, which I wouldn’t expect to happen in this particular case, there might be a true up payment in accordance with Mr. Ward’s original master assessment methodology. That’s the only other slightly different item in this resolution than what we might always otherwise see in these types of resolutions. Otherwise, this requires us to update our lien improvement book and with these assessment amounts and adopts Mr. Ward’s final supplemental assessment methodology.

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

On MOTION made by Mr. Barry Ernst, seconded by Mr. Thomas Dean, and with all in favor, Resolution 2020-30 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Reports

a) District Attorney

Mr. Urbancic: We are ready to go with respect to the closing of bonds on the 22nd, and we are working with Staff and Charles Mann on developer's counsel to finalize the requisition paperwork which is coming along. We should have that wrapped up pretty quickly. Otherwise, in terms of how we hold these meetings in the future, this may be the last time. We will see if the Governor extends the executive order. As of yesterday, I hadn't seen anything new on that. There is some speculation that he won't do that again, but we will see, and we will have to react accordingly. I don't know when our next meeting will be. It might not be for a few months, but we will react according to any extension of the executive order.

b) District Engineer

No report.

c) District Manager

I. Financial Statement ending August 21, 2020 (Unaudited)

Mr. Ward: The District was successful in pricing its series 2020 bonds. The amount of the bonds will be \$7,275,000 dollars. The underwriter did an excellent job on these. The average coupon rate is 3.90% for these particular bonds. We will, as Greg indicated, close on Tuesday. He asked if there were any questions; there were none.

FIFTH 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; there were none.

SIXTH ORDER OF BUSINESS

Adjournment

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

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

ATTEST:

**Timber Creek Southwest
Community Development District**


James P. Ward, Secretary


Barry Ernst, Chairperson