

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

March 18, 2021 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors for the South Creek Community Development District was held on **Thursday, March 18, 2021 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Brian Lamb called the Special Meeting of the Board of Supervisors of the South Creek Community Development District to order on **Thursday, March 18, 2021 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Supervisor
Nick Dister	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Vivek Babbar	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Dana Crosby-Collier	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Jennifer Taylor	Bond Counsel, Gray Robinson	<i>via conference call</i>

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments.

3. VENDOR AND STAFF REPORTS

A. District Counsel

Mr. Babbar noted that the validation hearing is scheduled for next Wednesday at 2:00 p.m., and the preliminary call will be Monday at 4:00 p.m.

B. District Engineer

C. District Manager

There were no additional reports from the District Engineer or District Manager.

48 **4. BUSINESS ITEMS**

49 **A. Consideration of District Engineer's Report – Capital Improvement Revenue**
50 **Bonds, Series 2021**

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52 Mr. Lamb went over the District Engineer's Report dated March 18, 2021 for the Capital
53 Improvement Revenue Bonds, Series 2021. He noted that the developers are reviewing and had a
54 few comments relating to Assessment Area I descriptions and exhibits.
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56 MOTION TO: Approve the District Engineer's Report for Capital
57 Improvement for Capital Improvement Revenue
58 Bonds, Series 2021 in substantial form subject to
59 review of District Counsel, Bond Counsel, and the
60 underwriting team.
61 MADE BY: Supervisor Dister
62 SECONDED BY: Supervisor Evans
63 DISCUSSION: None further
64 RESULT: Called to Vote: Motion PASSED
65 4/0 - Motion Passed Unanimously

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67 **B. Consideration of First Supplemental Assessment Methodology Report**

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69 Mr. Lamb went over the First Supplemental Assessment Methodology Report with the Board.
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71 MOTION TO: Approve the First Supplemental Assessment
72 Methodology Report in substantial form.
73 MADE BY: Supervisor Dister
74 SECONDED BY: Supervisor Coffey
75 DISCUSSION: None further
76 RESULT: Called to Vote: Motion PASSED
77 4/0 - Motion Passed Unanimously

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79 **C. Consideration of Resolution 2021-31; Delegated Award Resolution**

- 80 **i. First Supplemental Trust Indenture**
81 **ii. Bond Purchase Contract**
82 **iii. Preliminary Limited Offering Memorandum**
83 **iv. Continuing Disclosure Agreement**
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85 Ms. Taylor went over the resolution and associated documents with the Board. It was noted that
86 the resolution gives the Chair or Vice-Chair the authority to sign. The Board would like for
87 Supervisor Hills to sign.
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MOTION TO:	Approve Resolution 2021-31 and the associated exhibits as described by Bond Counsel.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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D. General Matters of the District

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There were no additional matters to discuss at this time.

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5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

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Supervisor Coffey asked for an anticipated date for the bond closing. Ms. Taylor said the end of April or beginning of May would be the earliest reasonable time frame they could be expected to close. Supervisor Coffey also wanted to make sure that Lennar gets the closing documents a few days ahead of time for review.

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There were no audience comments.

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6. ADJOURNMENT

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 05/06/2021.

Brian Lamb
Signature

Jeffery S. Hills
Signature

Brian Lamb
Printed Name

Jeffery S. Hills
Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairman
 Vice Chairman

Recorded by Records Administrator

Brittany Crutchfield
Signature

5/7/2021
Date

South Creek Community Development District

SEAL

Established January 12, 2021
Hillsborough County, Florida

Official District Seal