

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 02, 2023**

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FEBRUARY 02, 2023 AT 2:00 P.M.
THE OFFICES OF INFRAMARK
LOCATED 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

District Board of Supervisors	Chair Supervisor Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey Ryan Motko Nicholas Dister Vacant
District Manager	Inframark	Heather Dilley
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **2:00 p.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

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

February 02, 2023
Board of Supervisors
South Creek Community Development District

Dear Board Members:

The Regular Meeting of the South Creek Community Development District will be held on **February 02, 2023 at 2:00 p.m.** at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. **Please let us know at least 24 hours in advance if you are planning to call into the meeting.** Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Acceptance of Board Resignation – Supervisor Hills.....Tab 01
 - B. Appointment of Supervisor to Open Board Seat – Seat 1
 - i. Administer Oath of Office
 - ii. Confirmation of Board Compensation
 - C. Consideration of Resolution 2023-01; Redesignating Officers.....Tab 02
 - D. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting November 03, 2022.....Tab 03
 - B. Consideration of Operation and Maintenance Expenditures October 2022Tab 04
 - C. Consideration of Operation and Maintenance Expenditures December 2022.....*Under Separate Cover*
 - D. Review of Financial Statements Month Ending December 31, 2022.....*Under Separate Cover*
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Manager.....Tab 05
 - C. District Engineer
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

Sincerely,
Heather Dilley,
District Manager

January 11, 2023
Board of Supervisors

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors for the following Community Development Districts, effective immediately:

Balm Grove CDD
Belmond Reserve CDD
Berry Bay CDD
Park East CDD
Simmons Village North CDD
South Creek CDD
Creek Preserve CDD
North Park Isle CDD
Shell Point CDD
Sherwood Manor CDD
Spencer Creek CDD
Timber Creek CDD
Ventana CDD
Two Rivers North CDD
Two Rivers West CDD
Two Rivers East CDD
Buckhead Trails CDD
Buckhead Trails II CDD
Sawgrass Village CDD
Coral Lakes CDD

Sincerely,

DocuSigned by:

Jeffery S. Hills

00ED0F50AC82413...

Jeffery Hills

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, South Creek Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF SOUTH CREEK COMMUNITY DEVELOPMENT
DISTRICT:**

1. The following persons are elected to the offices shown to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Heather Dilley</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2nd DAY OF FEBRUARY 2023.

ATTEST:

**SOUTH CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

November 03, 2022, Minutes of Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for the South Creek Community Development District was held on **Thursday, November 03, 2022, at 2:00 p.m.** at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Brian Lamb called the Regular Meeting and of the Board of Supervisors of the South Creek Community Development District to order on **Thursday, November 03, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Nick Dister	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
Heather Dilley	District Manager, Inframark
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Aquatic Maintenance Proposal

The Board reviewed the proposal and Ms. Dilley suggested to go with Steadfast Environmental, LLC, which would be a better budgeted option.

MOTION TO:	Approve the proposal from Steadfast Environmental, LLC.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. General Matters of the District

There were no general matters of the District currently.

4. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing and Regular Meeting August 22, 2022**
- B. Consideration of Minutes of the Public Hearing and Regular Meeting September 22, 2022**
- C. Consideration of Operation and Maintenance Expenditures August 2022**
- D. Consideration of Operation and Maintenance Expenditures September 2022**
- E. Review of Financial Statements Month Ending September 30, 2022.**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda A through E.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

5. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**
 - i. Community Inspection Report**

There were no additional reports from staff.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

Supervisor Evans stated TECO will be coming out shortly to address the concerns with streetlight in Phase 2.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**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 _____.

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

South Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark LLC	81967	\$3,189.95		District Management Fees 08/2022
Sitex Aquatics LLC	6638B	\$285.00		Aquatic Maintenance 09/2022
Sitex Aquatics LLC	6771B	\$285.00	\$570.00	Aquatics 2 Ponds 10/2022
Steadfast Contractors Alliance	SM 7295	\$2,521.67		Landscape Maintenance 09/2022
Steadfast Contractors Alliance	SM 7536	\$2,521.67	\$5,043.34	Landscape Maintenance 10/2022
Monthly Contract Sub-Total		\$8,803.29		

Variable Contract				
U.S. Bank	66061125	\$4,040.63		Trustee Fees 07/01/2022-06/30/2022
Variable Contract Sub-Total		\$4,040.63		

Utilities				
TECO	211024964853 100622	\$32.00		Electric Service thru 09/30/2022
TECO	211025945646 100622	\$183.37		Electric Service thru 09/30/2022
TECO	221008480321 100622	\$1,499.85	\$1,715.72	Electric Service thru 09/30/2022
Utilities Sub-Total		\$1,715.72		

Regular Services				
EGIS Insurance	16920	\$5,375.00		Insurance Renewal 10/01/2022
Department of Economic Opportunity	87411	\$175.00		District Fee FY2022/2023
Stantec Consulting Service	1976935	\$4,068.00		District Engineer thru 08/26/2022
Stantec Consulting Service	1989389	\$396.00	\$4,464.00	District Engineer thru 09/26/2022
Straley Robin Vericker	21973	\$430.00		District Counsel Legal thru 08/15/2022
Straley Robin Vericker	22109	\$365.50		District Counsel Legal thru 09/15/2022
Straley Robin Vericker	22247	\$548.85	\$1,344.35	District Counsel Legal thru 10/15/2022
Times Publishing Com	244386 090722	\$359.00		Special Meeting AD 09/07/2022
Times Publishing Com	247834 092122	\$503.50	\$862.50	Meeting Schedule AD 09/21/2022
Regular Services Sub-Total		\$12,220.85		

South Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Additional Services Sub-Total		\$0.00		
TOTAL:		\$26,780.49		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):
☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#81967

DATE

8/25/2022

BILL TO

South Creek CDD
2005 Pan Am Circle
Ste 700
Tampa FL 33607
United States

CUSTOMER ID

C2311

NET TERMS

Net 30

PO#**DUE DATE**

9/24/2022

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Copies - Color Copies- July	7	Ea	0.50		3.50
Postage - Postage- July	8	Ea	0.57		4.56
Copies - B/W Copies- July	32	Ea	0.15		4.80
Website Maintenance - Website Maintenance / Admin	1	Ea	93.75		93.75
Accounting Services - Accounting Services	1	Ea	291.67		291.67
Dissemination Services - Dissemination Services	1	Ea	416.67		416.67
Field Management - Field Management	1	Ea	1,200.00 1,000.00		1,200.00 1,000.00
District Management Services - District Management	1	Ea	1,375.00		1,375.00
Subtotal					3,389.95

3189.95

Subtotal~~\$3,389.95~~**Tax**

\$0.00

Total Due~~\$3,389.95~~

3189.95

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
9/1/2022	6638B

Bill To
South Creek CDD
Meritus

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance- 2 Ponds-September	285.00	285.00
53900/4611 H7			
		Balance Due	\$285.00

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
10/1/2022	6771B

Bill To

South Creek CDD
Meritus

P.O. No.

Terms

Project

Net 30

Quantity	Description	Rate	Amount
	Monthly Aquatic Maintenance- 2 Ponds-October	285.00	285.00
		Balance Due	\$285.00



Steadfast Contractors Alliance, LLC

30435 Commerce Drive, Suite 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
9/1/2022	SM-7295

Please make all Checks payable to:
Steadfast Contractors Alliance
Tax ID: 83-2711799

Bill To

South Creek CDD
C/O Meritus Corp
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Ship To

SM1054
South Creek CDD
10441 Alder Green Dr
Riverview, FL 33578

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	SM1054 South Creek CDD Maintenance	
Quantity	Description			Rate	Serviced Date	Amount
	Landscape Maintenance for the month of of the date of this invoice.					0.00
1	General Maintenance Services			2,205.00		2,205.00
1	Water Management			150.00		150.00
1	Fertilization Plan			166.67		166.67
	Subtotal					2,521.67
<div>53900 / 4604 MD</div>						

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$2,521.67
Payments/Credits	\$0.00
Balance Due	\$2,521.67



Steadfast Contractors Alliance, LLC
30435 Commerce Drive, Suite 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
10/1/2022	SM-7536

Please make all Checks payable to:
Steadfast Contractors Alliance
Tax ID: 83-2711799

Bill To
South Creek CDD C/O Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

Ship To
SM1054 South Creek CDD 10441 Alder Green Dr Riverview, FL 33578

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1054 South Creek CDD Maintenance
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance for the month of of the date of this invoice.				0.00
1	General Maintenance Services		2,205.00		2,205.00
1	Water Management		150.00		150.00
1	Fertilization Plan		166.67		166.67
	Subtotal				2,521.67

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$2,521.67
Payments/Credits	\$0.00
Balance Due	\$2,521.67



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

"Copy of Previously Printed Invoice"
Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

6606125
273464000
07/25/2022
LEANNE DUFFY
407-835-3807

SOUTH CREEK COMMUNITY DEVELOPMENT
DISTRICT
ATTN BRIAN LAMB
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND,SERIES 2021
(ASSESSMENT AREA ONE PROJECT)**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND,SERIES 2021
(ASSESSMENT AREA ONE PROJECT)**

Invoice Number:	6606125
Account Number:	273464000
Current Due:	\$4,040.63
Direct Inquiries To:	LEANNE DUFFY
Phone:	407-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 273464000
Invoice # 6606125
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55102
"Copy of Previously Printed Invoice"

Invoice Number: 6606125
Invoice Date: 07/25/2022
Account Number: 273464000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

**SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND,SERIES 2021
(ASSESSMENT AREA ONE PROJECT)**

Accounts Included 273464000 273464001 273464002 273464003 273464004 273464005
In This Relationship: 273464006 273464007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 07/01/2022 - 06/30/2023				\$3,750.00
Incidental Expenses 07/01/2022 to 06/30/2023	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/06/2022
Account: 211024964853

SOUTH CREEK COMMUNITY DEVELOPMENT
10317 ALDER GREEN DR, WELL
RIVERVIEW, FL 33578-6275

Current month's charges:	\$32.00
Total amount due:	\$32.00
Payment Due By:	10/27/2022

Your Account Summary

Previous Amount Due	\$30.42
Payment(s) Received Since Last Statement	-\$30.42
Current Month's Charges	\$32.00
Total Amount Due	\$32.00

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211024964853

Current month's charges:	\$32.00
Total amount due:	\$32.00
Payment Due By:	10/27/2022
Amount Enclosed	\$

647680114690

00001862 02 AV 0.45 33607 FTECO110062222334810 00000 03 01000000 013 03 16473 004



SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
OCT 12 2022

6476801146902110249648530000000032003

Account: 211024964853
Statement Date: 10/06/2022
Current month's charges due 10/27/2022

Details of Charges – Service from 09/01/2022 to 09/30/2022

Service for: 10317 ALDER GREEN DR, WELL, RIVERVIEW, FL 33578-6275

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION/WELL

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000846368	09/30/2022	2,197		2,124		73 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	73 kWh @ \$0.07089/kWh	\$5.17
Fuel Charge	73 kWh @ \$0.04126/kWh	\$3.01
Storm Protection Charge	73 kWh @ \$0.00315/kWh	\$0.23
Clean Energy Transition Mechanism	73 kWh @ \$0.00402/kWh	\$0.29
Florida Gross Receipt Tax		\$0.80

Electric Service Cost

\$32.00

Total Current Month's Charges

\$32.00

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/06/2022

Account: 211025945646

SOUTH CREEK COMMUNITY DEVELOPMENT
14088 CARRARA MANOR PL
RIVERVIEW, FL 33578

Current month's charges:	\$183.87
Total amount due:	\$183.87
Payment Due By:	10/27/2022

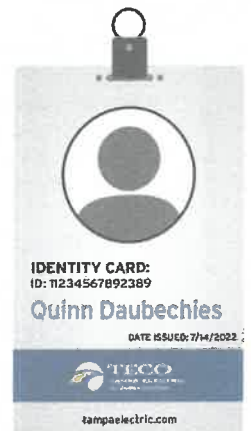
Your Account Summary

Previous Amount Due	\$96.59
Payment(s) Received Since Last Statement	-\$96.59
Current Month's Charges	\$183.87
Total Amount Due	\$183.87

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211025945646

Current month's charges:	\$183.87
Total amount due:	\$183.87
Payment Due By:	10/27/2022

Amount Enclosed \$
677309614131



SOUTH CREEK COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6773096141312110259456460000000183879

Account: 211025945646
Statement Date: 10/06/2022
Current month's charges due 10/27/2022

Details of Charges – Service from 09/01/2022 to 09/30/2022

Service for: 14088 CARRARA MANOR PL, RIVERVIEW, FL 33578

Rate Schedule: General Service Demand - Standard

Meter Location: SOUTH CREEK PHASE 2A & 2B

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000853116	09/30/2022	667		374		293 kWh	1	30 Days
1000853116	09/30/2022	8.23		0		8.23 kW	1	30 Days

Daily Basic Service Charge	30 days @ \$1.08000	\$32.40
Billing Demand Charge	8 kW @ \$13.86000/kW	\$110.88
Energy Charge	293 kWh @ \$0.00736/kWh	\$2.16
Fuel Charge	293 kWh @ \$0.04126/kWh	\$12.09
Capacity Charge	8 kW @ \$0.17000/kW	\$1.36
Storm Protection Charge	8 kW @ \$0.59000/kW	\$4.72
Energy Conservation Charge	8 kW @ \$0.81000/kW	\$6.48
Environmental Cost Recovery	293 kWh @ \$0.00130/kWh	\$0.38
Clean Energy Transition Mechanism	8 kW @ \$1.10000/kW	\$8.80
Florida Gross Receipt Tax		\$4.60

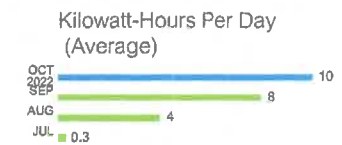
Electric Service Cost

\$183.87

Total Current Month's Charges

\$183.87

Tampa Electric Usage History



Billing Demand



Load Factor



Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/06/2022
Account: 221008480321

SOUTH CREEK COMMUNITY DEVELOPMENT
C/O MERITUS CORP
10441 ALDER GREEN DR, SOLAR
RIVERVIEW, FL 33578-6276

Current month's charges:	\$1,499.85
Total amount due:	\$1,499.85
Payment Due By:	10/27/2022

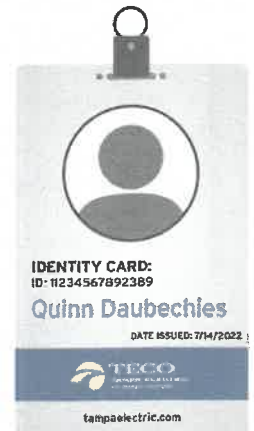
Your Account Summary

Previous Amount Due	\$1,499.85
Payment(s) Received Since Last Statement	-\$1,499.85
Current Month's Charges	\$1,499.85
Total Amount Due	\$1,499.85

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008480321

Current month's charges:	\$1,499.85
Total amount due:	\$1,499.85
Payment Due By:	10/27/2022

Amount Enclosed \$

611877725886

00001815 01 AV 0.45 33607 FTECO11006222334810 00000 03 01000000 013 03 16426 002



SOUTH CREEK COMMUNITY DEVELOPMENT
C/O MERITUS CORP
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
OCT 12 2022

6118777258862210084803210000001499857

Account: 221008480321
Statement Date: 10/06/2022
Current month's charges due 10/27/2022

Details of Charges – Service from 09/01/2022 to 09/30/2022

Service for: 10441 ALDER GREEN DR, SOLAR, RIVERVIEW, FL 33578-6276

Rate Schedule: LS-2 Customer Specified Lighting

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$1407.65
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$92.20
Municipal Public Service Tax	\$0.00
Lighting Charges	\$1,499.85

Total Current Month's Charges

\$1,499.85

00001815-0003934- Page 3 of 4

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.





South Creek Community Development District
c/o Meritus Corporation
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

INVOICE

Customer	South Creek Community Development District
Acct #	1068
Date	09/14/2022
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 5,375.00
Payment Amount	
Payment for:	Invoice#16920
100122784	

Thank You

Please detach and return with payment



Customer: South Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
16920	10/01/2022	Renew policy	Policy #100122784 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2022 <i>gen = \$2750⁰⁰</i> <i>pub = \$2250⁰⁰</i>	5,375.00

				Total
				\$ 5,375.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	09/14/2022
Atlanta, GA 30374-8555		

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87441			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



South Creek Community Development District
 Mr. Brian Lamb
 Meritus
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

2. Telephone: (813) 873-7300
3. Fax: (813) 837-7070 *inframark.com*
4. Email: brian.lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: SouthCreekCDD.com
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 01/26/2021
11. Creation Document on File: 01/26/2021
12. Date Established: 01/13/2021
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 21-1
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/05/2021

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: [Signature] Date 10/6/22

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

**INVOICE**

Page 1 of 1

Invoice Number	1976935
Invoice Date	September 12, 2022
Purchase Order	215615749
Customer Number	159127
Project Number	215615749

Bill To

South Creek CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project South Creek CDD - District Engineering Services

Project Manager	Stewart, Tonja L	For Period Ending	August 26, 2022
Current Invoice Total (USD)	4,068.00		

Prepare community mapping

Top Task 2022 2022 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse Vanessa M	28.25	144.00	4,068.00
Subtotal Professional Services	<u>28.25</u>		<u>4,068.00</u>

Top Task Subtotal	2022 FY General Consulting	4,068.00
-------------------	----------------------------	----------

Total Fees & Disbursements
INVOICE TOTAL (USD)

4,068.00
4,068.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

5/300/3103
H17

Invoice Number	1989389
Invoice Date	October 6, 2022
Purchase Order	215615749
Customer Number	159127
Project Number	215615749

Bill To

South Creek CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project South Creek CDD - District Engineering Services

Project Manager	Stewart, Tonja L	For Period Ending	September 23, 2022
Current Invoice Total (USD)	396.00		

Initiate community maps

Top Task	2022	2022 FY General Consulting
-----------------	-------------	-----------------------------------

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Clark, Caitlin Lee Ann	0.25	144.00	36.00
Nurse, Vanessa M	2.50	144.00	360.00
Subtotal Professional Services	<u>2.75</u>		<u>396.00</u>

Top Task Subtotal	2022 FY General Consulting	396.00
Total Fees & Disbursements		<u>396.00</u>
INVOICE TOTAL (USD)		396.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

South Creek Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

August 24, 2022

Client: 001545

Matter: 000001

Invoice #: 21973

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
7/16/2022	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR DISSEMINATION AGENT.	0.3	\$106.50
7/19/2022	LB	PREPARE DRAFT RESOLUTION AMENDING RESOLUTION SETTING PUBLIC HEARING ON FY 2022/2023 BUDGET.	0.3	\$49.50
7/20/2022	LB	FINALIZE RESOLUTION AMENDING BUDGET PUBLIC HEARING DATE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$33.00
7/21/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.4	\$142.00
7/21/2022	LB	REVISE RESOLUTION ADOPTING BUDGET, RESOLUTION LEVYING O&M ASSESSMENTS ON BUDGET, BUDGET FUNDING AGREEMENT, AND RESOLUTION AMENDED PUBLIC HEARING RESOLUTION.	0.2	\$33.00
7/22/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.2	\$33.00
7/26/2022	LB	FINALIZE RESOLUTIONS RELATING TO FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME FOR AUGUST 22ND BOARD MEETING AND PUBLIC HEARING.	0.2	\$33.00
Total Professional Services			1.8	\$430.00

51400/3107
MS

August 24, 2022

Client: 001545

Matter: 000001

Invoice #: 21973

Page: 2

Total Services	\$430.00	
Total Disbursements	\$0.00	
Total Current Charges		\$430.00
Previous Balance		\$713.45
Less Payments		(\$713.45)
PAY THIS AMOUNT		\$430.00

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

South Creek Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

October 05, 2022

Client: 001545

Matter: 000001

Invoice #: 22109

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
8/22/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$213.00
8/22/2022	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.5	\$152.50
Total Professional Services			1.1	\$365.50
Total Services				\$365.50
Total Disbursements				\$0.00
Total Current Charges				\$365.50
Previous Balance				\$430.00
PAY THIS AMOUNT				\$795.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
21973	August 24, 2022	\$430.00	\$0.00	\$0.00	\$0.00	\$795.50
Total Remaining Balance Due						\$795.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$365.50	\$430.00	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

South Creek Community Development District

c/o Meritus

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

October 27, 2022

Client: 001545

Matter: 000001

Invoice #: 22247

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
9/22/2022	JMV	TELEPHONE CALL WITH B. LAMB; PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$106.50
9/22/2022	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.9	\$274.50
10/5/2022	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2021 BONDS.	0.2	\$33.00
10/14/2022	JMV	PREPARE DISTRICT COUNSEL QUARTERLY REPORT FOR BOND DISSEMINATION AGENT.	0.3	\$106.50
Total Professional Services			1.7	\$520.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/15/2022	Photocopies	\$28.35
Total Disbursements		\$28.35

October 27, 2022
Client: 001545
Matter: 000001
Invoice #: 22247

Page: 2

Total Services	\$520.50	
Total Disbursements	\$28.35	
Total Current Charges		\$548.85
Previous Balance		\$795.50
PAY THIS AMOUNT		\$1,344.35

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
21973	August 24, 2022	\$430.00	\$0.00	\$0.00	\$0.00	\$978.85
22109	October 05, 2022	\$365.50	\$0.00	\$0.00	\$0.00	\$914.35
Total Remaining Balance Due						\$1,344.35

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$914.35	\$0.00	\$430.00	\$0.00

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/ 7/22		SOUTH CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/07/2022		Deirdre Bonett	311198
Total Amount Due		Ad Number	
\$359.00		0000244386	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/07/22	09/07/22	0000244386	Times	Legals CLS	Special Meeting	1	2x43 L	\$357.00
09/07/22	09/07/22	0000244386	Tampabay.com	Legals CLS	Special Meeting AffidavitMaterial	1	2x43 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/ 7/22		SOUTH CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/07/2022		Deirdre Bonett	311198
Total Amount Due		Ad Number	
\$359.00		0000244386	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

SOUTH CREEK CDD
C/O MERITUS CORP.
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Meeting** was published in said newspaper by print in the issues of: **9/7/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} ss

**NOTICE OF SPECIAL BOARD MEETING
SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the South Creek Community Development District will hold a Special Meeting of the Board, for conducting any and all business which may properly come before them on Thursday, September 22, 2022 at 2:00 P.M., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

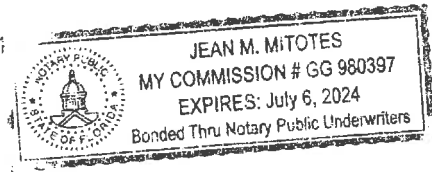
A copy of the agenda for any of the meetings may be obtained by contacting Meritus Corp at (813) 873-7300; Fax: (813) 873-7070.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager

Run Date: 09-07-2022

0000244386



DB

Signature Affiant

Sworn to and subscribed before me this **09/07/2022**

Mitotes

Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} ss

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Signature Affiant

Sworn to and subscribed before me this **09/07/2022**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

NOTICE OF SPECIAL BOARD MEETING
SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the South Creek Community Development District will hold a Special Meeting of the Board, for conducting any and all business which may properly come before them on Thursday, September 22, 2022 at 2:00 P.M., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

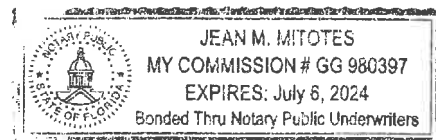
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Brian Lamb
 District Manager

Run Date: 09-07-2022

0000244386





tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/21/22		SOUTH CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/21/2022		Deirdre Bonett	311198
Total Amount Due			Ad Number
\$503.50			0000247834

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/21/22	09/21/22	0000247834	Times	Legals CLS	Meeting Schedule	1	2x60 L	\$501.50
09/21/22	09/21/22	0000247834	Tampabay.com	Legals CLS	Meeting Schedule	1	2x60 L	\$0.00
					AffidavitMaterial			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/21/22		SOUTH CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/21/2022		Deirdre Bonett	311198
Total Amount Due			Ad Number
\$503.50			0000247834

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

SOUTH CREEK CDD
C/O MERITUS CORP.
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2023
SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the South Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2023 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 03, 2022	2:00 p.m.
November 03, 2022	2:00 p.m.
December 01, 2022	2:00 p.m.
January 05, 2023	2:00 p.m.
February 02, 2023	2:00 p.m.
March 02, 2023	2:00 p.m.
April 06, 2023	2:00 p.m.
May 04, 2023	2:00 p.m.
June 01, 2023	2:00 p.m.
July 06, 2023	2:00 p.m.
August 03, 2023	2:00 p.m.
September 07, 2023	2:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
 District Manager

Run Date: 09/21/2022

0000247834

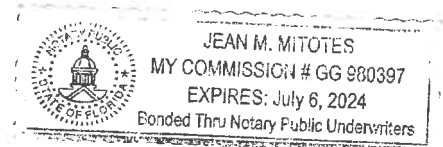

 Signature Affiant

Sworn to and subscribed before me this **09/21/2022**


 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Tuesday January 24, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	Good
TURF FERTILITY	10	8	-2	Good overall
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	4	-1	Good overall
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	2	-3	Viburnum fertility is not its best due to fungus which has been treated
WEED CONTROL - BED AREAS	5	4	-1	Good overall
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Good
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	NA

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	NA
INSECT/DISEASE CONTROL	7	7	0	NA
DEADHEADING/PRUNING	3	3	0	NA

SCORE

100	93	-7	93%
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Contractor Signature: _____

Manager's Signature: Gary Schwatz

Supervisor's Signature: _____



Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Wednesday January 25, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	18	-2	Small amount of invasives noted
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Marginal amount of submersed material within the ponds
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	NA
CLUBHOUSE EXTERIOR	3	3	0	NA
POOL WATER	10	10	0	NA
POOL TILES	10	10	0	NA
POOL LIGHTS	5	5	0	NA
POOL FURNITURE/EQUIPMENT	8	8	0	NA
FIRST AID/SAFETY ITEMS	10	10	0	NA
SIGNAGE (rules, pool, playground)	5	5	0	NA
PLAYGROUND EQUIPMENT	5	5	0	NA
RECREATIONAL FACILITIES	7	7	0	NA
RESTROOMS	6	6	0	NA
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	NA
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	NA
FOUNTAINS	8	6	-2	NA
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	20	-5	Good
PAINTING	25	20	-5	Damage to the painting due to an accident
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	20	-5	The entrance sign has a scrape on it caused by a vehicle

Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: South Creek

Date: Wednesday January 25, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	NA
GATES				
ACCESS CONTROL PAD	25	25		NA
OPERATING SYSTEM	25	25		NA
GATE MOTORS	25	25		N/A
GATES	25	25		NA
SCORE	700	679	-21	97%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____





South Creek January 2023



The entrance of South Creek on Alder Green & 301 looks good.



The North facing entrance median on Alder Green & 301 looks good & is fully visible.



The South facing entrance median on Alder Green & 301 is fully visible, but the sign still needs to be repaired.



The North sidewalk on Alder Green looks good.



There are weeds adjacent to the South sidewalk on Alder Green. I instructed the landscaper to spray the weeds.



There are missing Coontie plants on the Alder Green South side tree beds. I asked the landscaper to give me an estimate to replace. Additionally, the irrigation for this area was broken due to the builders new expansion of the phase 2 project. See the next picture.



The new phase 2 commencement is just South of the Alder Green entrance. The builder broke the main irrigation line for this area. We will not replace any plant material until the irrigation for this area is repaired.



The South entrance on Buttress Oaks & Simmons Loop looks good overall. There is still a turf & weed issue that needs to be addressed.



Heading South on the S.W. sidewalk on Buttress Oaks.



The N.W. sidewalk on Simmons Loop looks good.



The Maple trees on the S.W. side of Buttress Oaks are losing their leaves because of the cold snap.



The last house being built in the community is located on Scarlett Skimmer.



The rock median on Scarlett Skimmer is weed free & looks good.



The mailboxes on Alder green look good.



There are ant mounds in the turf that need to be treated. I instructed the landscaper to locate & treat all the ant mounds with the proper pesticides.



The fencing surrounding the utility area on Alder green looks good.



The turf damage caused the hog issue will be replaced as soon as the hog trappers are off the property. The trappers have caught 5 hogs to date.



Notice the hog in the cage.



The South pond has various weeds growing within the pond. Steadfast is our new pond vendor and their first service visit begins this month.



There are tire mark ruts next to the South pond.



The North pond has filamentous algae.

South Creek Phase II



The South Creek S.W. entrance on Shady Preserve & 301 looks good.



Heading North on the S.W. sidewalk on Shady Preserve looks good.



The plants & trees are healthy on the S.W. side of Shady Green.



The N.E. entrance on Shady Reserve & 301 looks good.



New turf on the frontage of 301 needs to be watered in.



Heading West on Shady Preserves N.E. sidewalk looks good.



The newly installed plant material looks good on the N.E. side of Shady Preserve.



New turf in the dog park needs to be watered in.



New turf in the dog park needs to be watered in.



The newly installed plants in the dog park look good.



The newly installed plants in the dog park look good.



There is a discarded mattress pad on Heath Star.



There is an overgrown area of weeds on Blue Plume.



The D.M is in the process of getting proposals to maintain the turf & ponds. Please reference the below pond / preserve pictures.











