

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNER ELECTION, PUBLIC HEARINGS,
AUDIT COMMITTEE, AND REGULAR MEETING
MARCH 4, 2021**

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, MARCH 4, 2021 AT 2:00 P.M.
The Offices of Meritus
Located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**

District Board of Supervisors	Supervisor Supervisor Supervisor Supervisor Supervisor	Jeff Hills Nick Dister Steve Luce Ryan Motko Alberto Viera
District Manager	Meritus	Brian Lamb
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 District Agenda is comprised of four different sections:

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.

March 4, 2021
Board of Supervisors
South Creek Community Development District

Dear Board Members:

The Landowner Election, Public Hearings, Audit Committee and Regular Meeting of the South Creek Community Development District will be held on **March 4, 2021 at 2:00 p.m.** at the Offices of Meritus 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

LANDOWNERS MEETING/ELECTION

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNERS' REQUESTS**
- 6. ADJOURNMENT**

PUBLIC HEARINGS, AUDIT COMMITTEE AND REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. OATH OF OFFICE**
- 3. PUBLIC COMMENT ON AGENDA ITEMS**
- 4. RECESS TO PUBLIC HEARINGS**
- 5. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION**
 - A. Open the Public Hearing on Adopting Uniform Method of Collection
 - B. Staff Presentation
 - C. Public Comment
 - D. Close the Public Hearing on Adopting Uniform Method of Collection
 - E. Consideration of Resolution 2021-24; Adopting Uniform Method of Collection.....Tab 01
- 6. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**
 - A. Open the Public Hearing on Adopting Uniform Rules of Procedure
 - B. Staff Presentations
 - C. Public Comment
 - D. Close the Public Hearing on Adopting Uniform Rules of Procedure
 - E. Consideration of Resolution 2021-25; Adopting Uniform Rules of Procedure.....Tab 02
- 7. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2021 BUDGET**
 - A. Open Public Hearing on Adopting Final Fiscal Year 2021 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Adopting Final Fiscal Year 2021 Budget
 - E. Consideration of Resolution 2021-26; Adopting Final Fiscal Year 2021 Budget.....Tab 03
 - i. Consideration of Developer Funding Agreement
- 8. RECESS TO AUDIT COMMITTEE MEETING**
- 9. AUDIT COMMITTEE MEETING**
 - A. Call to Order/Roll Call
 - B. Appoint Chairman
 - C. Selection of Criteria for Evaluation of Proposals
 - D. Determine Date, Time and Location RFP Required
 - i. Consider Notice of Request for Proposals for Audit Services

- E. Consider Sending RFP to Interested Firms
- F. Determine Date of Next Committee Meeting
 - i. Audit Committee Guidelines.....Tab 04

10. RETURN AND PROCEED TO REGULAR MEETING

11. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

12. BUSINESS ITEMS

- A. Consideration of Resolution 2021-27; Canvassing and Certifying the Results of the Landowners Election.....Tab 05
- B. Consideration of Resolution 2021-28; Declaring Officers.....Tab 06
- C. Consideration of District Engineers Report.....*Under Separate Cover*
- D. Consideration of Master Assessment Methodology Report.....Tab 07
- E. Consideration of Resolution 2021-29; Declaring Debt Assessments.....Tab 08
- F. Consideration of Resolution 2021-30; Setting Public Hearing to Levy Debt Assessments.....Tab 09
- G. Consideration of Engineering Services Proposals..... *Under Separate Cover*
- H. Consideration of Outdoor Solar Lighting Equipment Lease.....Tab 10
- I. General Matters of the District

13. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

14. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian Lamb, CEO
Meritus