

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

May 6, 2021 Minutes of Public Hearing,
Audit Committee, and Regular Meeting

Minutes of the Public Hearing, Audit Committee, and Regular Meeting

The Public Hearing, Audit Committee, and Regular Meeting of the Board of Supervisors for the South Creek Community Development District was held on **Thursday, May 6, 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

Bryan Radcliff called the Public Hearing, Audit Committee, and Regular Meeting of the Board of Supervisors of the South Creek Community Development District to order on **Thursday, May 6, 2021 at 2:43 p.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Nick Dister	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were two members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO AUDIT COMMITTEE MEETING

Mr. Radcliff directed the Board to recess to the Audit Committee meeting.

41 **4. AUDIT COMMITTEE MEETING**

42 **A. Open the Audit Committee Meeting**

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44 MOTION TO: Open the Audit Committee
45 meeting.MADE BY: Supervisor Evans
46 SECONDED BY: Supervisor
47 DisterDISCUSSION: None further
48 RESULT: Called to Vote: Motion PASSED
49 3/0 - Motion Passed Unanimously

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51 **B. Evaluate and Rank the Audit Proposals**

52 **i. Grau & Associates**

53 **C. Finalize the Ranking and Consideration of Audit Committee Recommendation**

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55 The Board reviewed the proposal Grau & Associates, which was the only vendor to submit a
56 proposal for audit services. Supervisor Evans asked about the length of the contract. Mr. Howell
57 said they would do a three-year contract. District management recommended going with Grau &
58 Associates for auditing services with a three-year contract.

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60 MOTION TO: Award Grau & Associates the contract for auditing
61 services for three years.
62 MADE BY: Supervisor
63 Evans SECONDED BY: Supervisor
64 DisterDISCUSSION: None further
65 RESULT: Called to Vote: Motion PASSED
66 3/0 - Motion Passed Unanimously

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68 **D. Close the Audit Committee Meeting**

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70 MOTION TO: Close the Audit Committee
71 meeting.MADE BY: Supervisor Evans
72 SECONDED BY: Supervisor
73 DisterDISCUSSION: None further
74 RESULT: Called to Vote: Motion PASSED
75 3/0 - Motion Passed Unanimously

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78 **5. RECESS TO PUBLIC HEARING**

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80 Mr. Radcliff directed the Board to recess to the public hearings.

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6. PUBLIC HEARING ON LEVYING DEBT ASSESSMENTS

A. Open the Public Hearing on Levying Debt Assessments

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

B. Staff Presentation

Mr. Vericker went over the resolution with the Board. He stated that notice went out to a property in error, and the assessment report will need to be amended and revised to remove the property from the report.

C. Public Comments

The property owners who received the notice in error asked about the property becoming a part of the CDD if the property closes. Mr. Vericker said that because it has not closed yet, it would not be assessed at this point. The property will be deleted from the assessments and there will be a revision to the assessment report to remove it. The property owners asked to have a record of the removal of their property sent to them. Mr. Howell said they can send him an email, and he will email it to them.

D. Consideration of Resolution 2021-32; Levying Debt Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-32 pending the omission of the property discussed.
MADE BY:	Supervisor
Dister SECONDED BY:	Supervisor
EvansDISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

121 **E. Close the Public Hearing on Levying Debt Assessments**
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MOTION TO:	Close the public
hearing.MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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131 **7. RETURN AND PROCEED TO REGULAR MEETING**
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133 Mr. Radcliff directed the Board to return and proceed to the regular meeting.
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136 **8. BUSINESS ITEMS**

137 **A. Consideration of Audit Committee Recommendations and Evaluation**
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139 The Board reviewed the recommendation of the Audit Committee.
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MOTION TO:	Approve the Audit Committee's recommendation to go with Grau & Associates.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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149 **B. Consideration of Resolution 2021-33; Approving Proposed BY 2022 Budget & Setting Public Hearing**
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152 This item was tabled until the June meeting.
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154 **C. Announcement of Annual Notice of Qualified Electors**
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156 Mr. Radcliff announced that as of April 15, 2021, South Creek CDD had 6 qualified electors.
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158 **D. General Matters of the District**
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160 There were no additional general matters to discuss.
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- 163 **9. CONSENT AGENDA**
- 164 **A. Consideration of Minutes of the Special Organizational Meeting Jan. 21, 2021**
- 165 **B. Consideration of Minutes of the Landowners Election Meeting March 4, 2021**
- 166 **C. Consideration of Minutes of the Public Hearing & Regular Meeting Mar. 4, 2021**
- 167 **D. Consideration of Minutes of the Special Meeting March 18, 2021**
- 168 **E. Consideration of the Operations and Maintenance Expenditures March 2021**
- 169 **F. Review of Financial Statements Month Ending March 31, 2021**
- 170

171 The Board reviewed the Consent Agenda items.

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

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- 181 **10. VENDOR AND STAFF REPORTS**
- 182 **A. District Counsel**
- 183 **B. District Engineer**
- 184 **C. District Manager**
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186 There were no further reports from staff at this time.

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- 189 **11. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 190

191 There was a question about the timeline for moving forward with assessments and the bond
192 validation. Mr. Vericker answered.

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12. ADJOURNMENT

MOTION TO:	Adjourn at 2:52
p.m. 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 06/04/2021.

Brian Lamb

Signature

Brian Lamb

Printed Name

Title:

- Secretary**
- Assistant Secretary**

DocuSigned by:

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Signature

Jeffery S. Hills

Printed Name

Title:

- Chairman**
- Vice Chairman**

South Creek Community Development District

SEAL

Established January 12, 2021
Hillsborough County, Florida
Official District Seal

Recorded by Records Administrator

Brittany Crutchfield

Signature

6/9/2021

Date