

**SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

August 22, 2022, Minutes of Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meetings of the Board of Supervisors for the South Creek Community Development District was held on **Monday, August 22, 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 **Monday, August 22, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Lamb	District Manager, Inframark
Vanessa Steinerts	District Counsel, Straley Robin Vericker
John Vericker	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. CONSIDERATION OF RESOLUTION 2022-04; AMENDING RESOLUTION APPROVING PROPOSED FY 2023 BUDGET & SETTING PUBLIC HEARING'S

The Board reviewed the Resolution 2022-04.

MOTION TO:	Open the Resolution 2022-04.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

4. RECESS TO PUBLIC HEARING

Brian Lamb directed the Board to recess to Public Hearing.

46 **5. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**

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48 **A. Open the Public Hearing on Final Fiscal Year 2023 Budget**

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MOTION TO:	Open the Public Hearing.
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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57 **B. Staff Presentation**

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59 There were no staff presentation.

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61 **C. Public Comment**

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63 There were no public comments.

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65 **D. Consideration of Resolution 2022-05; Adopting Final Fiscal Year 2023 Budget**

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67 The Board reviewed and discussed the resolution.

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MOTION TO:	Approve Resolution 2022-05.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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76 **E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

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MOTION TO:	Close the Public Hearing.
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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86 **6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

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88 **A. Open the Public Hearing on Levying O&M Assessments**

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MOTION TO:	Open the Public Hearing.
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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97 **B. Staff Presentation**

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99 There were no staff presentation.

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101 **C. Public Comment**

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103 There were no public comments.

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105 **D. Consideration of Resolution 2022-06; Levying O&M Assessments**

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107 **i. Developer Budget Funding Agreement**

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109 The Board reviewed and discussed the resolution.

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MOTION TO:	Approve Resolution 2022-06.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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119 **E. Close the Public Hearing on Levying O&M Assessments**

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MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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126 **7. RETURN AND PROCEED TO THE REGULAR MEETING**

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128 Mr. Lamb directed the Board to proceed to the regular meeting.

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130 **8. BUSINESS ITEMS**

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132 **A. Consideration of Resolution 2022-07; Setting FY 2023 Meeting Schedule**

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134 The Board reviewed the resolution. Mr. Lamb explained the amendment for October 3rd meeting
135 date set for approval.

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MOTION TO:	Approve Resolution 2022-07.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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144 **B. Acceptance of Financial Report for Year Ended September 30, 2021**

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146 Mr. Lamb discussed the financial report for year-end September 30th with the Board.

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MOTION TO:	Approve the Financial Report for Yearend September 30 th , 2021.
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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156 **C. General Matters of the District**

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158 There are no general matters of the district at this time.

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160 **9. CONSENT AGENDA**

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162 **A. Consideration of Minutes of the Regular Meeting June 02, 2022**

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163 **B. Consideration of Operation and Maintenance Expenditures May 2022**

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164 **C. Consideration of Operation and Maintenance Expenditures June 2022**

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165 **D. Consideration of Operation and Maintenance Expenditures July 2022**

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166 **E. Review of Financial Statements Month Ending July 31, 2022.**

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168 The Board reviewed the Consent Agenda items.
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170	MOTION TO:	Approve the Consent Agenda A-E.
171	MADE BY:	Supervisor Evans
172	SECONDED BY:	Supervisor Coffey
173	DISCUSSION:	None further
174	RESULT:	Called to Vote: Motion PASSED
175		4/0 - Motion Passed Unanimously

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177 **10. VENDOR AND STAFF REPORTS**
178 **A. District Counsel**
179 **B. District Engineer**
180 **C. District Manager**

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182 There were no additional reports from staff.

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184 **11. BOARD OF SUPERVISOR REQUESTS AND COMMENTS**

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186 There were no supervisor requests.

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188 **12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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190 There were no audience comments.

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192 **13. ADJOURNMENT**

194	MOTION TO:	Adjourn.
195	MADE BY:	Supervisor Coffey
196	SECONDED BY:	Supervisor Evans
197	DISCUSSION:	None further
198	RESULT:	Called to Vote: Motion PASSED
199		4/0 - Motion Passed Unanimously

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

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204 *These minutes were done in summary format.

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

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211 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
212 noticed meeting held on 9-22-2022.

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DocuSigned by:
Brian Lamb
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Signature

Brian Lamb

Printed Name

Title:

- Secretary
- Assistant Secretary

DocuSigned by:
Jeffery S. Hills
00E0F08AC02413...

Signature

Jeffery S. Hills

Printed Name

Title:

- Chairman
- Vice Chairman

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South Creek Community Development District

SEAL

Established January 12, 2021
Hillsborough County, Florida

Official District Seal

Recorded by Records Administrator

Brittany Crutchfield

Signature

10/4/2022

Date