

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**December 6, 2018 Minutes of Regular Meeting and Public Hearing**

**Minutes of the Regular Meeting and Public Hearing**

The Regular Meeting and Public Hearing of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, December 6, 2018 at 1:45 p.m.** at The Offices of Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

**1. CALL TO ORDER**

Debby Nussel called the Regular Meeting and Public Hearing of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, December 6, 2018 at 1:45 p.m.**

**Board Members Present and Constituting a Quorum:**

Jeff Hills	Chair
Nick Dister	Vice Chair
Ryan Motko	Supervisor
Steve Luce	Supervisor

**Staff Members Present:**

Debby Nussel	Meritus	
Vivek Babbar	Straley Robin Vericker	<i>via speakerphone</i>

There were no members of the general public in attendance.

**2. OATH OF OFFICE**

Mrs. Nussel stated that the four Supervisors present had submitted their Oaths of Office, and she will put them in the Records of Proceedings.

**3. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments.

**4. RECESS TO PUBLIC HEARING**

Mrs. Nussel directed the Board to recess to the Public Hearing.

46 **5. PUBLIC HEARING ON LEVYING SPECIAL ASSESSMENTS**

47 **A. Open the Public Hearing**

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49 MOTION TO: Open the public hearing.  
50 MADE BY: Supervisor Hills  
51 SECONDED BY: Supervisor Dister  
52 DISCUSSION: None further  
53 RESULT: Called to Vote: Motion PASSED  
54 4/0 - Motion Passed Unanimously

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56 **B. Staff Presentations**

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58 Mr. Babbar went over the resolution with the Board.

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60 **C. Public Comments**

61  
62 There were no public comments.

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64 **D. Open the Public Hearing on Levying Special Assessments**

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66 MOTION TO: Close the public hearing.  
67 MADE BY: Supervisor Luce  
68 SECONDED BY: Supervisor Dister  
69 DISCUSSION: None further  
70 RESULT: Called to Vote: Motion PASSED  
71 4/0 - Motion Passed Unanimously

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73 **E. Consideration of Resolution 2019-26; Levying Special Assessments**

74  
75 The Board reviewed the resolution.

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77 MOTION TO: Approve Resolution 2019-26.  
78 MADE BY: Supervisor Dister  
79 SECONDED BY: Supervisor Hills  
80 DISCUSSION: None further  
81 RESULT: Called to Vote: Motion PASSED  
82 4/0 - Motion Passed Unanimously

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**6. RETURN AND PROCEED TO REGULAR MEETING**

Mrs. Nussel directed the Board to return and proceed to the Regular Meeting.

**7. BUSINESS ITEMS**

**A. Consideration of Resolution 2019-27; Canvassing & Certifying the Results of the Landowners Election**

Mrs. Nussel went over the resolution with the Board. Supervisor Hills is Seat 1 with a four-year term, Supervisor Dister is Seat 2 with a four-year term, Supervisor Motko is Seat 3 with a two-year term, Supervisor Luce is Seat 4 with a two-year term, and Supervisor Viera is Seat 5 with a two-year term.

MOTION TO:	Approve Resolution 2019-27.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. Consideration of Resolution 2019-28; Designating Officers**

Mrs. Nussel went over the resolution with the Board. The Board discussed the officers. Supervisor Hills will be Chair, and Supervisor Dister will be Vice Chair. Brian Lamb with Meritus will be Secretary, Eric Davidson with Meritus will be Treasurer, and the rest of the Board will be Assistant Secretaries.

MOTION TO:	Approve Resolution 2019-28 as stated.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**C. General Matters of the District**

125 **8. CONSENT AGENDA**

126 **A. Consideration of Minutes of the Special Organizational Meeting Oct. 18, 2018**

127 **B. Consideration of Minutes of the Regular Meeting December 6, 2018**

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129 The Board reviewed the Consent Agenda items.

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131 **MOTION TO:** Approve the Consent Agenda.  
132 **MADE BY:** Supervisor Hills  
133 **SECONDED BY:** Supervisor Motko  
134 **DISCUSSION:** None further  
135 **RESULT:** Called to Vote: Motion PASSED  
136 4/0 - Motion Passed Unanimously

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139 **9. VENDOR/STAFF REPORTS**

140 **A. District Counsel**

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142 Mr. Babbar stated that the bond validation is scheduled for January 10, 2019 at 2:00 p.m.

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144 **B. District Engineer**

145 **C. District Manager**

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148 **10. SUPERVISOR REQUESTS**

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150 There were no supervisor requests or audience comments.

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153 **11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

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155 There were no audience questions or comments.

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158 **12. ADJOURNMENT**

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160 **MOTION TO:** Adjourn.  
161 **MADE BY:** Supervisor Motko  
162 **SECONDED BY:** Supervisor Dister  
163 **DISCUSSION:** None further  
164 **RESULT:** Called to Vote: Motion PASSED  
165 4/0 - Motion Passed Unanimously

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

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170 \*These minutes were done in summary format.

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

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177 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
178 noticed meeting held on 06-06-19.

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182 Signature

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Brian Honey  
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185 Printed Name

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187 Title:

188  Secretary

189  Assistant Secretary

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Signature

NICHOLAS DYER  
\_\_\_\_\_

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

  
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Signature

6-13-19  
\_\_\_\_\_

Date

Spencer Creek Community Development District

**SEAL**

Established October 18, 2018  
Hillsborough County, Florida

Official District Seal