

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**January 3, 2019 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, January 3, 2019 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, January 3, 2019 at 2:00 p.m.**

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

Nick Dister	Vice Chair
Ryan Motko	Supervisor
Albert Viera	Supervisor
Steve Luce	Supervisor

**Staff Members Present:**

Debby Nussel	Meritus
John Vericker	District Counsel

There were no members of the general public in attendance.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments.

**3. RECESS TO PUBLIC HEARINGS**

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

40 **4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTIONS**  
41 **A. Open the Public Hearing on Adopting Uniform Method of Collections**  
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43 MOTION TO: Open the public hearing.  
44 MADE BY: Supervisor Motko  
45 SECONDED BY: Supervisor Dister  
46 DISCUSSION: None further  
47 RESULT: Called to Vote: Motion PASSED  
48 4/0 - Motion Passed Unanimously

49 **B. Staff Presentations**

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52 Mr. Vericker reviewed the resolution with the Board.  
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54 **C. Public Comments**

55  
56 There were no public comments.  
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58 **D. Close the Public Hearing on Adopting Uniform Method of Collection**  
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60 MOTION TO: Close the public hearing.  
61 MADE BY: Supervisor Luce  
62 SECONDED BY: Supervisor Dister  
63 DISCUSSION: None further  
64 RESULT: Called to Vote: Motion PASSED  
65 4/0 - Motion Passed Unanimously

66 **E. Consideration of Resolution 2019-29; Adopting Uniform Method of Collection**

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68  
69 The Board reviewed the resolution.  
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71 MOTION TO: Approve Resolution 2019-29.  
72 MADE BY: Supervisor Luce  
73 SECONDED BY: Supervisor Viera  
74 DISCUSSION: None further  
75 RESULT: Called to Vote: Motion PASSED  
76 4/0 - Motion Passed Unanimously  
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80 **5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**

81 **A. Open the Public Hearing on Adopting Uniform Rules of Procedure**

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83 MOTION TO: Open the public hearing.  
84 MADE BY: Supervisor Luce  
85 SECONDED BY: Supervisor Motko  
86 DISCUSSION: None further  
87 RESULT: Called to Vote: Motion PASSED  
88 4/0 - Motion Passed Unanimously

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90 **B. Staff Presentations**

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92 Mr. Vericker reviewed the rules of procedure.

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94 **C. Public Comments**

95  
96 There were no public comments.

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98 **D. Close the Public Hearing on Adopting Uniform Rules of Procedure**

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100 MOTION TO: Close the public hearing.  
101 MADE BY: Supervisor Luce  
102 SECONDED BY: Supervisor Motko  
103 DISCUSSION: None further  
104 RESULT: Called to Vote: Motion PASSED  
105 4/0 - Motion Passed Unanimously

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107 **E. Consideration of Resolution 2019-30; Adopting Uniform Rules of Procedure**

108  
109 The Board reviewed the resolution.

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111 MOTION TO: Approve Resolution 2019-30.  
112 MADE BY: Supervisor Luce  
113 SECONDED BY: Supervisor Motko  
114 DISCUSSION: None further  
115 RESULT: Called to Vote: Motion PASSED  
116 4/0 - Motion Passed Unanimously

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120 **6. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2019 BUDGET**

121 **A. Open the Public Hearing on Proposed Fiscal Year 2019 Budget**

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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130 **B. Staff Presentations**

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132 Mrs. Nussel went over the budget line items.

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134 **C. Public Comments**

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136 There were no public comments.

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138 **D. Close the Public Hearing on Proposed Fiscal Year 2019 Budget**

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MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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146 **E. Consideration of Resolution 2019-31; Adopting Fiscal Year 2019 Budget**

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148 **i. Consideration of Developer Funding Agreement**

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150 The Board reviewed the resolution and the Developer Funding Agreement.

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MOTION TO:	Approve Resolution 2019-31 and the Developer Funding Agreement.
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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162 **7. RETURN AND PROCEED TO REGULAR MEETING**

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164 Mrs. Nussel directed the Board to return and proceed to the regular meeting.  
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167 **8. VENDOR/STAFF REPORTS**

168 **A. District Counsel**

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170 Mr. Vericker noted that the bond validation hearing date is January 10, 2019 at 2:00 p.m.  
171

172 **B. District Engineer**

173 **C. District Manager**  
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176 **9. BUSINESS ITEMS**

177 **A. Evaluate and Consider Proposals for Engineering Services**

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179 The Board reviewed the proposal.  
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181	MOTION TO:	Approve the Stantec proposal for engineering
182		services.
183	MADE BY:	Supervisor Motko
184	SECONDED BY:	Supervisor Luce
185	DISCUSSION:	None further
186	RESULT:	Called to Vote: Motion PASSED
187		4/0 - Motion Passed Unanimously

188  
189 **B. General Matters of the District**  
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192 **10. CONSENT AGENDA**

193 **A. Consideration of Minutes of the Landowners Election & Meeting Dec. 6, 2018**

194 **B. Consideration of Operations and Maintenance Expenditures October 2018**

195 **C. Consideration of Operations and Maintenance Expenditures November 2018**

196 **D. Review of Financial Statements Month Ending November 30, 2018**  
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198 The Board reviewed the Consent Agenda items.  
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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**11. SUPERVISOR REQUESTS**

There were no supervisor requests.

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

There were no audience questions or comments.

**13. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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

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233 \*These minutes were done in summary format.

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


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

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Signature

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Brian Hovey  
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Printed Name

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250 Title:

251  Secretary

252  Assistant Secretary

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Signature

Nicholas J. Driver  
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Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

  
\_\_\_\_\_

Signature

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

Date

Spencer Creek Community Development District

**SEAL**

Established October 18, 2018  
Hillsborough County, Florida

Official District Seal