

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

August 22, 2019 Minutes of Public Hearing & Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meeting of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, August 22, 2019 at 1:45 p.m.** at The Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Debby Nussel called the Public Hearing & Regular Meeting of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, August 22, 2019 at 1:45 p.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Nick Dister	Vice Chair
Kelly Evans	Supervisor
Lori Campagna	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Debby Nussel	Meritus
Vivek Babbar	Straley Robin Vericker
Laura Coffey	Lennar

There were no other members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments.

3. RECESS TO PUBLIC HEARING

Mrs. Nussel directed the Board to recess to the public hearing.

43 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

44 **A. Open Public Hearing on Proposed Fiscal Year 2020 Budget**

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46 MOTION TO: Open the public hearing.
47 MADE BY: Supervisor Evans
48 SECONDED BY: Supervisor Dister
49 DISCUSSION: None further
50 RESULT: Called to Vote: Motion PASSED
51 4/0 - Motion passed unanimously

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53 **B. Staff Presentations**

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55 Mrs. Nussel went over each section of the proposed budget.

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57 **C. Public Comments**

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59 There were no public comments.

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61 **D. Consideration of Resolution 2019-37; Adopting Fiscal Year 2020 Budget**

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63 The Board reviewed the resolution.

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65 MOTION TO: Approve Resolution 2019-37.
66 MADE BY: Supervisor Evans
67 SECONDED BY: Supervisor Campagna
68 DISCUSSION: None further
69 RESULT: Called to Vote: Motion PASSED
70 4/0 - Motion passed unanimously

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72 **E. Consideration of Budget Funding Agreement 2019-2020**

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74 Mrs. Nussel went over the Budget Funding Agreement.

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76 MOTION TO: Approve the Budget Funding Agreement with Chair
77 approval.
78 MADE BY: Supervisor Hills
79 SECONDED BY: Supervisor Evans
80 DISCUSSION: None further
81 RESULT: Called to Vote: Motion PASSED
82 4/0 - Motion passed unanimously
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86 **F. Close Public Hearing on Proposed Fiscal Year 2020 Budget**

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88 MOTION TO: Close the public hearing.
89 MADE BY: Supervisor Evans
90 SECONDED BY: Supervisor Dister
91 DISCUSSION: None further
92 RESULT: Called to Vote: Motion PASSED
93 4/0 - Motion passed unanimously

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96 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

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

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99 MOTION TO: Open the public hearing.
100 MADE BY: Supervisor Evans
101 SECONDED BY: Supervisor Campagna
102 DISCUSSION: None further
103 RESULT: Called to Vote: Motion PASSED
104 4/0 - Motion passed unanimously

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106 **B. Staff Presentations**

107
108 Mrs. Nussel went over the proposed assessments.

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110 **C. Public Comments**

111
112 There were no public comments.

113
114 **D. Consideration of Resolution 2019-38; Levying O&M Assessments**

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116 Mrs. Nussel reviewed the resolution with the Board.

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118 MOTION TO: Approve Resolution 2019-38.
119 MADE BY: Supervisor Evans
120 SECONDED BY: Supervisor Campagna
121 DISCUSSION: None further
122 RESULT: Called to Vote: Motion PASSED
123 4/0 - Motion passed unanimously

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

127
128 MOTION TO: Close the public hearing.
129 MADE BY: Supervisor Evans
130 SECONDED BY: Supervisor Campagna
131 DISCUSSION: None further
132 RESULT: Called to Vote: Motion PASSED
133 4/0 - Motion passed unanimously

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136 **6. RETURN TO REGULAR MEETING**

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138 Ms. Nussel directed the Board to return to the regular meeting.
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141 **7. BUSINESS ITEMS**

142 **A. Consideration of Resolution 2019-36; Approving Amended FY 2018-2019**
143 **Budget**

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145 Mr. Babbar reviewed the resolution with the Board.
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147 MOTION TO: Approve Resolution 2019-36.
148 MADE BY: Supervisor Evans
149 SECONDED BY: Supervisor Campagna
150 DISCUSSION: None further
151 RESULT: Called to Vote: Motion PASSED
152 4/0 - Motion Passed Unanimously

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154 **B. Consideration of Resolution 2019-39; Supplemental Assessment Resolution**

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156 Mr. Babbar reviewed the resolution with the Board.
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158 MOTION TO: Approve Resolution 2019-39.
159 MADE BY: Supervisor Evans
160 SECONDED BY: Supervisor Dister
161 DISCUSSION: None further
162 RESULT: Called to Vote: Motion PASSED
163 4/0 - Motion Passed Unanimously

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165 **C. Consideration of Resolution 2019-40; Setting Fiscal Year 2020 Meeting Schedule**

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167 The Board reviewed the resolution and meeting schedule.

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MOTION TO:	Approve Resolution 2019-40.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Consideration of Resolution 2019-41; Re-Designating Officers

The Board agreed to table this item until the next meeting.

E. Acceptance of Special Warranty Deed – Spencer Creek Development, LLC

Mr. Babbar reviewed the special warranty deed with the Board.

MOTION TO:	Accept the Special Warranty Deed for Spencer Creek Development, LLC.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

F. General Matters of the District

8. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting June 6, 2019**
- B. Consideration of Operations and Maintenance Expenditures May 2019**
- C. Consideration of Operations and Maintenance Expenditures June 2019**
- D. Consideration of Operations and Maintenance Expenditures July 2019**
- E. Review of Financial Statements Month Ending July 31, 2019**

The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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9. VENDOR AND STAFF REPORTS

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

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218 There were no staff reports at this time.

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10. SUPERVISOR REQUESTS

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223 There were no supervisor requests.

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11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

227
228 There were no audience questions or comments.

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12. ADJOURNMENT

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

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

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243 *These minutes were done in summary format.

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

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250 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
251 noticed meeting held on 10-17-19.

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D Nussel

Signature

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Debby Nussel

Printed Name

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Title:

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Secretary

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Assistant Secretary

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[Handwritten Signature]

Signature

Kelley Evans

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

[Handwritten Signature]

Signature

10-21-19

Date

Spencer Creek Community Development District

SEAL

Established October 18, 2018
Hillsborough County, Florida

Official District Seal