

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

June 6, 2019 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Spencer Creek Community Development District was held on **Thursday, June 6, 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 Regular Meeting of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, June 6, 2019 at 1:45 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:

Brian Lamb	Meritus
Debby Nussel	Meritus
Nicole Hicks	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. VENDOR AND STAFF REPORTS

A. District Counsel

Mr. Vericker updated the Board with the turnover of the common areas.

MOTION TO:	Approve the turnover of the common areas.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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- B. District Manager**
- C. District Engineer**

There was nothing to report from the Engineer at this time.

4. BUSINESS ITEMS
A. Consideration of Resolution 2019-34; Approving Fiscal Year 2020 Proposed Budget & Setting Public Hearing

Mrs. Nussel went over the resolution and budget line items with the Board. The public hearing is set for August 22, 2019 at 1:45 p.m.

MOTION TO:	Approve Resolution 2019-34.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Annual Disclosure of Qualified Electors

Mrs. Nussel announced that Spencer Creek CDD had 4 qualified electors as of April 15, 2019.

- C. Consideration of Sixth Amendment to Purchase of Sale – Lennar Homes, LLC**
- D. Consideration of Resolution 2019-35; Development of Acquisition Agreement**

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2019-35 in substantial form.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

E. General Matters of the District

88 **5. CONSENT AGENDA**

- 89 **A. Consideration of Minutes of Public Hearing & Regular Meeting January 3, 2019**
90 **B. Consideration of Minutes of the Special Meeting February 22, 2019**
91 **C. Consideration of Operations and Maintenance Expenditures December 2018**
92 **D. Consideration of Operations and Maintenance Expenditures January 2019**
93 **E. Consideration of Operations and Maintenance Expenditures February 2019**
94 **F. Consideration of Operations and Maintenance Expenditures March 2019**
95 **G. Consideration of Operations and Maintenance Expenditures April 2019**
96 **H. Review of Financial Statements Month Ending April 30, 2019**

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98 The Board reviewed the Consent Agenda items.
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100	MOTION TO:	Approve the Consent Agenda.
101	MADE BY:	Supervisor Dister
102	SECONDED BY:	Supervisor Viera
103	DISCUSSION:	None further
104	RESULT:	Called to Vote: Motion PASSED
105		4/0 - Motion Passed Unanimously

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108 **6. SUPERVISOR REQUESTS**

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110 There were no supervisor requests.
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113 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

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115 There were no audience questions or comments.
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117 Supervisor Viera submitted his Board resignation.
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119	MOTION TO:	Accept Supervisor Viera's resignation from Seat 4.
120	MADE BY:	Supervisor Dister
121	SECONDED BY:	Supervisor Motko
122	DISCUSSION:	None further
123	RESULT:	Called to Vote: Motion PASSED
124		3/0 - Motion Passed Unanimously

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126 The Board discussed appointing Kelly Evans to Seat 4.
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MOTION TO:	Appoint Kelly Evans to Seat 4.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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Mrs. Nussel led Supervisor Evans in reciting the Oath of Office.

Supervisor Luce submitted his Board resignation.

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MOTION TO:	Accept Supervisor Luce's resignation from Seat 5.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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The Board discussed appointing Lori Campagna to Seat 5.

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MOTION TO:	Appoint Lori Campagna to Seat 5.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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8. ADJOURNMENT

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

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

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169 *These minutes were done in summary format.

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

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176 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
177 noticed meeting held on 8/22/19.

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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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Signature

Jeffrey Hills

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator



Signature

8/22/19

Date

Spencer Creek Community Development District

SEAL

Established October 16, 2018
Hillsborough County, Florida

Official District Seal