

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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**August 6, 2020 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 6, 2020 at 2:00 p.m.** via conference call at 1-866-906-9330 with access code 4863181.

**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 6, 2020 at 2:13 p.m.**

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

Kelly Evans	Chair
Laura Coffey	Vice Chair
Jeff Hills	Supervisor
Nick Dister	Supervisor

**Staff Members Present:**

Debby Nussel	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Tonja Stewart	District Engineer, Stantec

There were no members of the general public in attendance via conference call.

**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.

41 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**

42 **A. Open Public Hearing on Proposed Fiscal Year 2021 Budget**

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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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51 **B. Staff Presentations**

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53 Mrs. Nussel went over each item in the budget and read the totals for each section. Supervisor  
54 Evans wanted to remove the supervisor fees for \$1,600 and put that amount into the landscape  
55 contract. The Board discussed the delay of the construction of the amenities because of COVID-  
56 19 and said they would like to reduce the amenity cost to three months of operations instead of  
57 six months.

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59 **C. Public Comments**

60  
61 There were no public comments.

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63 **D. Consideration of Resolution 2020-06; Adopting Fiscal Year 2021 Budget**

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65 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2020-06.
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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74 **E. Close Public Hearing on Proposed Fiscal Year 2021 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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85 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

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

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

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95 **B. Staff Presentations**

96  
97 Mrs. Nussel went over that management will adjust the lot size assessments when adjusting the  
98 budget total.

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100 **C. Public Comments**

101  
102 There were no public comments.

103  
104 **D. Consideration of Resolution 2020-07; Levying O&M Assessments**

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106 Mrs. Nussel reviewed the resolution with the Board.

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108 MOTION TO: Approve Resolution 2020-07.  
109 MADE BY: Supervisor Evans  
110 SECONDED BY: Supervisor Coffey  
111 DISCUSSION: None further  
112 RESULT: Called to Vote: Motion PASSED  
113 4/0 - Motion passed unanimously

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

116  
117 MOTION TO: Close the public hearing.  
118 MADE BY: Supervisor Evans  
119 SECONDED BY: Supervisor Coffey  
120 DISCUSSION: None further  
121 RESULT: Called to Vote: Motion PASSED  
122 4/0 - Motion passed unanimously

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126 **6. RETURN TO REGULAR MEETING**

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128 Ms. Nussel directed the Board to return to the regular meeting.

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131 **7. BUSINESS ITEMS**  
132 **A. Consideration of Resolution 2020-08; Setting Fiscal Year 2021 Meeting Schedule**

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134 Mrs. Nussel reviewed the resolution and meeting schedule with the Board.

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136 MOTION TO: Approve Resolution 2020-08.  
137 MADE BY: Supervisor Evans  
138 SECONDED BY: Supervisor Coffey  
139 DISCUSSION: None further  
140 RESULT: Called to Vote: Motion PASSED  
141 4/0 - Motion Passed Unanimously

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143 **B. Acceptance of Special Warranty Deed – Spencer Creek Development, LLC**

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145 The Board reviewed the Special Warranty Deed.

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147 MOTION TO: Accept the Special Warranty Deed for Spencer Creek  
148 Development, LLC.  
149 MADE BY: Supervisor Coffey  
150 SECONDED BY: Supervisor Evans  
151 DISCUSSION: None further  
152 RESULT: Called to Vote: Motion PASSED  
153 4/0 - Motion Passed Unanimously

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155 **C. Ratification & Consideration of Resolution 2019-35; Allocating Construction**  
156 **Funds & Approving Development Acquisition Agreement – Lennar Homes,**  
157 **LLC**

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159 Mr. Vericker reviewed the ratification and consideration of Resolution 2019-35 with the Board.  
160 Supervisor Evans requested for Supervisor Hills's name to be removed as Chair and to have it  
161 replaced with her name as the Chair.

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MOTION TO:	Ratify and approve Resolution 2019-35.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**D. General Matters of the District**

**8. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting June 4, 2020**
- B. Consideration of Operations and Maintenance Expenditures May 2020**
- C. Consideration of Operations and Maintenance Expenditures June 2020**
- D. Review of Financial Statements Month Ending June 30, 2020**

The Board reviewed the Consent Agenda items.

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

**9. VENDOR AND STAFF REPORTS**

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

There were no staff reports at this time.

**10. SUPERVISOR REQUESTS**

Supervisor Evans asked to get pond and pond bank mowing proposals. Supervisor Evans will send Mrs. Nussel vendor information.

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

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207 There were no audience questions or comments.

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210 **12. ADJOURNMENT**

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MOTION TO: Adjourn.

213

MADE BY: Supervisor Coffey

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SECONDED BY: Supervisor Evans

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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4/0 - Motion Passed Unanimously

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

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222 \*These minutes were done in summary format.

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

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229 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
230 noticed meeting held on 03-04-2021.

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234

Signature

Signature

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Brian Lamb

Jeff Hills

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Printed Name

Printed Name

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Title:

Title:

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Secretary

Chairman

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Assistant Secretary

Vice Chairman

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Recorded by Records Administrator

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Signature

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Date

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Spencer Creek Community Development District

SEAL

Established October 18, 2018  
Hillsborough County, Florida

Official District Seal