

**SPENCER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

August 5, 2021 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, August 5, 2021 at 2:00 p.m.** at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER

Brian Lamb called the Regular Meeting and Public Hearing of the Board of Supervisors of the Spencer Creek Community Development District to order on **Thursday, August 5, 2021 at 2:30 p.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice-Chair
Nick Dister	Supervisor
Lori Campagna	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Radcliff	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no other members of the general public present.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the public hearing.

42 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**

43 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

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45 MOTION TO: Open the public hearing.
46 MADE BY: Supervisor Dister
47 SECONDED BY: Supervisor Campagna
48 DISCUSSION: None further
49 RESULT: Called to Vote: Motion PASSED
50 4/0 - Motion Passed Unanimously

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52 **B. Staff Presentations**

53
54 Mr. Lamb went over the proposed fiscal year 2022 budget and line items.

55
56 **C. Public Comments**

57
58 There were no public comments.

59
60 **D. Consideration of Resolution 2021-05; Adopting Proposed Fiscal Year 2022 Budget**

61
62 The Board reviewed the resolution.

63
64 MOTION TO: Approve Resolution 2021-05.
65 MADE BY: Supervisor Coffey
66 SECONDED BY: Supervisor Campagna
67 DISCUSSION: None further
68 RESULT: Called to Vote: Motion PASSED
69 4/0 - Motion Passed Unanimously

70
71 **E. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

72
73 MOTION TO: Close the public hearing.
74 MADE BY: Supervisor Dister
75 SECONDED BY: Supervisor Evans
76 DISCUSSION: None further
77 RESULT: Called to Vote: Motion PASSED
78 4/0 - Motion Passed Unanimously

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80
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82 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

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

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85 MOTION TO: Open the public hearing.
86 MADE BY: Supervisor Dister
87 SECONDED BY: Supervisor Evans
88 DISCUSSION: None further
89 RESULT: Called to Vote: Motion PASSED
90 4/0 - Motion Passed Unanimously

91
92 **B. Staff Presentations**

93
94 Mr. Lamb went over that the resolution with the Board.

95
96 **C. Public Comments**

97
98 There were no public comments.
99

100 **D. Consideration of Resolution 2021-06; Levying O&M Assessments**

101
102 The Board reviewed the resolution.
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104 MOTION TO: Approve Resolution 2021-06.
105 MADE BY: Supervisor Evans
106 SECONDED BY: Supervisor Coffey
107 DISCUSSION: None further
108 RESULT: Called to Vote: Motion PASSED
109 4/0 - Motion Passed Unanimously

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

112
113 MOTION TO: Close the public hearing.
114 MADE BY: Supervisor Evans
115 SECONDED BY: Supervisor Coffey
116 DISCUSSION: None further
117 RESULT: Called to Vote: Motion PASSED
118 4/0 - Motion Passed Unanimously

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

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123 Mr. Lamb directed the Board to return and proceed to the regular meeting.

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125

126 **7. BUSINESS ITEMS**

127 **A. Consideration of Resolution 2021-07; Setting Fiscal Year 2022 Meeting Schedule**

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129 The Board reviewed the resolution and meeting schedule.

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131	MOTION TO:	Approve Resolution 2021-07.
132	MADE BY:	Supervisor Evans
133	SECONDED BY:	Supervisor Coffey
134	DISCUSSION:	None further
135	RESULT:	Called to Vote: Motion PASSED
136		4/0 - Motion Passed Unanimously

137

138 **B. Acceptance of Financial Review for FY Ended September 30, 2020**

139

140 Mr. Lamb went over the yearly audit with the Board.

141

142	MOTION TO:	Accept the Financial Review for Fiscal Year Ended
143		September 30, 2020.
144	MADE BY:	Supervisor Campagna
145	SECONDED BY:	Supervisor Coffey
146	DISCUSSION:	None further
147	RESULT:	Called to Vote: Motion PASSED
148		4/0 - Motion Passed Unanimously

149

150 **C. Consideration of Resolution 2021-08; Re-designating Officers**

151

152 Mr. Lamb went over the resolution with the Board. The change is adding Mr. Radcliff as an
153 Assistant Secretary for signatory purposes. Supervisor Evans will continue as Chair and
154 Supervisor Coffey will continue as Vice-Chair, with Mr. Lamb continuing as Secretary, Eric
155 Davidson continuing as Treasurer, and the balance of the Board as Assistant Secretaries.

156

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MOTION TO:	Approve Resolution 2021-08.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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D. General Matters of the District

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167 Mr. Radcliff and Supervisor Evans went over the proposal for landscape services from Steadfast
168 for the common areas only.

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MOTION TO:	Authorize staff to work with Supervisor Evans and Counsel to amend the contract with Steadfast for landscape services.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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8. CONSENT AGENDA

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A. Consideration of Minutes of the Regular Meeting June 3, 2021

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B. Consideration of Operations and Maintenance Expenditures May 2021

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C. Consideration of Operations and Maintenance Expenditures June 2021

184

D. Review of Financial Statements for Month Ending June 30, 2021

185

186 The Board reviewed the Consent Agenda items. Supervisor Evans asked if Supervisor Dister and
187 Supervisor Hills had waived receiving supervisor fees. District Management will look into it.

188

189

MOTION TO:	Approve the Consent Agenda items.
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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197 **9. VENDOR AND STAFF REPORTS**

- 198 **A. District Counsel**
199 **B. District Engineer**
200 **C. District Manager**

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202 There were no additional reports from staff.

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205 **10. SUPERVISOR REQUESTS**

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207 There were no supervisor requests.

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210 **11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

211
212 There were no audience comments.

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215 **12. ADJOURNMENT**

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217	MOTION TO:	Adjourn at 2:36 p.m.
218	MADE BY:	Supervisor Dister
219	SECONDED BY:	Supervisor Coffey
220	DISCUSSION:	None further
221	RESULT:	Called to Vote: Motion PASSED
222		4/0 - Motion Passed Unanimously

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

226

227 *These minutes were done in summary format.

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

233

234 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
235 noticed meeting held on 01-20-22.

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239 Signature

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241

242 Printed Name

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244 Title:

245 Secretary

246 Assistant Secretary

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[Signature]
Signature

Kelly Evans
Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

[Signature]
Signature

01/25/2022
Date

Spencer Creek Community Development District

SEAL

Established October 16, 2018
Hillsborough County, Florida

Official District Seal