

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 22, 2019**

**SPENCER CREEK  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
THURSDAY, AUGUST 22, 2019  
1:45 P.M.**

The Offices of Meritus  
Located at 2005 Pan Am Circle Suite 300, Tampa FL 33607

|                                      |  |   |
|--------------------------------------|--|---|
| <b>District Board of Supervisors</b> | Chairman<br>Vice- Chairman<br>Supervisor<br>Supervisor<br>Supervisor | Jeff Hills<br>Nick Dister<br>Ryan Motko<br>Kelly Evans<br>Lori Campagna |
| <b>District Manager</b>              | Meritus  | Brian Lamb<br>Debby Nussel  |
| <b>District Attorney</b>             | Straley, Robin, Vericker   | John Vericker   |
| <b>District Engineer</b>             | Stantec  | Tonja Stewart   |

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The meeting will begin at **1:45 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume after the public hearing with the seventh section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The eighth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The ninth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The tenth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

August 22, 2019  
Board of Supervisors  
**Spencer Creek Community Development District**

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

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2019-37; Adopting Fiscal Year 2020 Budget ..... Tab 01
  - E. Consideration of Budget Funding Agreement 2019-2020.....Tab 02
  - F. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2019-38; Levying O&M Assessments..... Tab 03
  - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
  - A. Consideration of Resolution 2019-36; Approving Amended FY 2018-2019 Budget.....Tab 04
  - B. Consideration of Resolution 2019-39; Supplemental Assessment Resolution.....Tab 05
  - C. Consideration of Resolution 2019-40; Setting Fiscal Year 2020 Meeting Schedule..... Tab 06
  - D. Consideration of Resolution 2019-41; Re-Designating Officers.....Tab 07
  - E. Acceptance of Special Warranty Deed – Spencer Creek Development, LLC.....Tab 08
  - F. General Matters of the District
- 8. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting June 06, 2019..... Tab 09
  - B. Consideration of Operation and Maintenance Expenditures May 2019..... Tab 10
  - C. Consideration of Operation and Maintenance Expenditures June 2019..... Tab 11
  - D. Consideration of Operation and Maintenance Expenditures July 2019..... Tab 12
  - E. Review of Financial Statements Month Ending July 31, 2019..... Tab 13
- 9. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. ADJORNMENT**

Sincerely,



Brian Lamb, CEO  
Meritus