

**CREEK PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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**August 6, 2020 Minutes of Public Hearings and Regular Meeting**

**Minutes of the Public Hearings and Regular Meeting**

The Public Hearings and Regular Meeting of the Board of Supervisors for the Creek Preserve Community Development District was held on **Thursday, August 6, 2020 at 2:00 p.m.** via conference call 1-866-906-9330 with access code 4863181.

**1. CALL TO ORDER**

Debby Nussel called the Public Hearings and Regular Meeting of the Board of Supervisors of the Creek Preserve Community Development District to order on **Thursday, August 6, 2020 at 2:23 p.m.**

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

Jeff Hills	Chair
Nick Dister	Vice Chair
Ryan Motko	Supervisor
Laura Coffey	Supervisor
Kelly Evans	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.

**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.

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

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

44  
45 MOTION TO: Open the public hearing.  
46 MADE BY: Supervisor Hills  
47 SECONDED BY: Supervisor Coffey  
48 DISCUSSION: None further  
49 RESULT: Called to Vote: Motion PASSED  
50 5/0 - Motion passed unanimously

51  
52 **B. Staff Presentations**

53  
54 Mrs. Nussel went over each item in the budget and read the totals for each section.  
55

56 **C. Public Comments**

57  
58 There were no public comments.  
59

60 **D. Consideration of Resolution 2020-08; Adopting Fiscal Year 2021 Budget**

61  
62 The Board reviewed the resolution.  
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64 MOTION TO: Approve Resolution 2020-08.  
65 MADE BY: Supervisor Dister  
66 SECONDED BY: Supervisor Motko  
67 DISCUSSION: None further  
68 RESULT: Called to Vote: Motion PASSED  
69 5/0 - Motion passed unanimously

70  
71 **E. Close Public Hearing on Proposed Fiscal Year 2021 Budget**

72  
73 MOTION TO: Close the public hearing.  
74 MADE BY: Supervisor Evans  
75 SECONDED BY: Supervisor Motko  
76 DISCUSSION: None further  
77 RESULT: Called to Vote: Motion PASSED  
78 5/0 - Motion passed unanimously  
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82 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

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

84  
85 MOTION TO: Open the public hearing.  
86 MADE BY: Supervisor Coffey  
87 SECONDED BY: Supervisor Motko  
88 DISCUSSION: None further  
89 RESULT: Called to Vote: Motion PASSED  
90 5/0 - Motion passed unanimously

91  
92 **B. Staff Presentations**

93  
94 Mrs. Nussel went over the assessments per lot size.

95  
96 **C. Public Comments**

97  
98 There were no public comments.

99  
100 **D. Consideration of Resolution 2020-09; Levying O&M Assessments**

101  
102 The Board reviewed the resolution.

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104 MOTION TO: Approve Resolution 2020-09.  
105 MADE BY: Supervisor Dister  
106 SECONDED BY: Supervisor Evans  
107 DISCUSSION: None further  
108 RESULT: Called to Vote: Motion PASSED  
109 5/0 - Motion passed unanimously

110  
111 **E. Close 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 5/0 - Motion passed unanimously

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121 **6. RETURN TO REGULAR MEETING**

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

**A. Consideration of Resolution 2020-10; Delegation Resolution**

- i. First Supplemental Trust Indenture**
- ii. Bond Purchase Contract**
- iii. Preliminary Limited Offering Memorandum**
- iv. Continuing Disclosure Agreement**

Mr. Vericker reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2020-10.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**B. Acceptance of Temporary Access Easement Agreement**

The Board reviewed the Temporary Access Easement Agreement.

MOTION TO:	Accept the Temporary Access Easement Agreement.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**C. Acceptance of Temporary Offsite Drainage Easement**

The Board reviewed the Temporary Offsite Drainage Easement.

MOTION TO:	Accept the Temporary Offsite Drainage Easement.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

165 **D. Consideration of Resolution 2020-11; Setting Fiscal Year 2021 Meeting Schedule**

166  
167 Mrs. Nussel reviewed the resolution and meeting schedule with the Board.  
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169	MOTION TO:	Approve Resolution 2020-11.
170	MADE BY:	Supervisor Evans
171	SECONDED BY:	Supervisor Coffey
172	DISCUSSION:	None further
173	RESULT:	Called to Vote: Motion PASSED
174		5/0 - Motion Passed Unanimously

175  
176 **E. General Matters of the District**  
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179 **8. CONSENT AGENDA**

- 180 **A. Consideration of Minutes of the Regular Meeting June 4, 2020**  
181 **B. Consideration of Operations and Maintenance Expenditures May 2020**  
182 **C. Consideration of Operations and Maintenance Expenditures June 2020**  
183 **D. Consideration of Operations and Maintenance Expenditures July 2020**  
184 **E. Review of Financial Statements Month Ending June 30, 2020**  
185

186 The Board reviewed the Consent Agenda items.  
187

188	MOTION TO:	Approve the Consent Agenda.
189	MADE BY:	Supervisor Hills
190	SECONDED BY:	Supervisor Motko
191	DISCUSSION:	None further
192	RESULT:	Called to Vote: Motion PASSED
193		5/0 - Motion Passed Unanimously

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196 **9. VENDOR/STAFF REPORTS**

- 197 **A. District Counsel**  
198 **B. District Manager**  
199 **C. District Engineer**  
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201 There were no staff reports at this time.  
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204 **10. SUPERVISOR REQUESTS**  
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206 There were no supervisor requests.  
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**11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

There were no audience questions or comments.

**12. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

224 \*Please note the entire meeting is available on disc.  
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226 \*These minutes were done in summary format.  
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228 \*Each person who decides to appeal any decision made by the Board with respect to any matter  
229 considered at the meeting is advised that person may need to ensure that a verbatim record of  
230 the proceedings is made, including the testimony and evidence upon which such appeal is to be  
231 based.  
232

233 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
234 noticed meeting held on 02-04-21.

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236  
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238 Signature

239 Brian Lamb  
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241 Printed Name

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243 Title:

- 244  Secretary  
245  Assistant Secretary  
246  
247

238 Signature

239 Jeff Hills  
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241 Printed Name

243 Title:

- 244  Chairman  
245  Vice Chairman  
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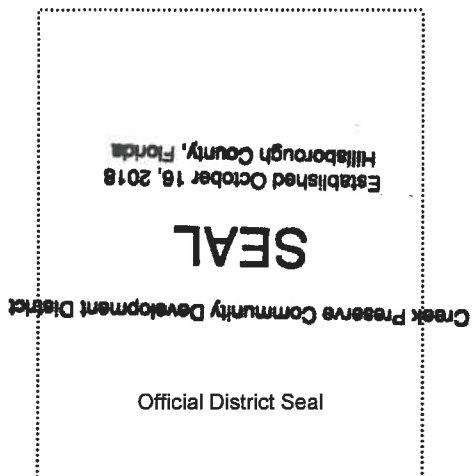
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Recorded by Records Administrator

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Signature [Signature]

Date 02/09/21

Creek Preserve Community Development District

SEAL

Established October 16, 2018  
Hillsborough County, Florida