

**CREEK PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

June 2, 2022, 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 Creek Preserve Community Development District was held on **Thursday, June 2, 2022, at 2:00 p.m.** at the Offices of Inframark 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 Creek Preserve Community Development District to order on **Thursday, June 2, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Vice-Chair
Laura Coffey	Supervisor
Kelly Evans	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
Bryan Radcliff	District Manager, Inframark
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

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.

41 **4. PUBLIC HEARINGS ON ADOPTING AMENITY CENTER RULES & POLICIES**

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A. Open the Public Hearings on Adopting Amenity Center Rules and Policies

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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B. Staff Presentations

54 District Counsel Steinerts stated that the policy is being adopted as new and have the assessment fee
55 recalculated.
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MOTION TO:	Approve to recalculate the assessment fee subject to verification of capacity for clubhouse.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	Supervisor Evans would like the time to be changed from 11PM to 10PM for the Amenity Center.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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C. Public Comments

68 There were no public comments.
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D. Consideration of Resolution 2022-01; Adopting Amenity Center Rules and Policies

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The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2022-01 with average assessment annual user fee plus fifteen (15) percent.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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E. Close Public Hearing on Adopting Amenity Center Rules and Policies

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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

5. RETURN AND PROCEED TO THE REGULAR MEETING

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

6. BUSINESS ITEMS

A. Consideration of Resolution 2022-02; Approving FY 2023 Proposed Budget & Setting Public Hearing

The Board reviewed the resolution and to set the hearing date for August 4th at 2:00 P.M.

MOTION TO:	Approve Resolution 2022-02 with the market rate at or less than that for lots.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Mr. Lamb stated that there is time from now until August to refine the Budget. Also, to add four hundred (\$400) dollars extra to the misc. line-item physical environment then spread out on the final proposed Budget on August meeting and reflect the changes to the exhibit.

B. Announcement of Qualified Electors

Mr. Lamb announced that there are currently 347 qualified electors in the District.

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C. Consideration of Resolution 2022-03; Announcing Landowners Election

The Board reviewed the resolution and Mr. Lamb stated that the landowner’s election will be announced this November along with a sample proxy and ballots as well as advertisements. Currently there are three (3) seats available.

MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. General Matters of the District

There were no general matters to discuss at this time.

7. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Regular Meeting August 5, 2021**
- B. Consideration of Operations and Maintenance Expenditures July -September 2021**
- C. Consideration of Operations and Maintenance Expenditures October 2021 – April 2022**
- D. Review of Financial Statements for Month Ending April 30, 2022**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A-D.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

8. VENDOR AND STAFF REPORTS

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

There were no additional reports from staff.

166 **9. SUPERVISOR REQUESTS**

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168 There was no supervisor request at this time.

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171 **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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173 There were no audience comments.

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176 **11. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

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188 *These minutes were done in summary format.

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

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195 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
196 noticed meeting held on 08-22-22.

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DocuSigned by:
Brian Lamb
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Signature

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Brian Lamb

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Printed Name

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Title:

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Secretary

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Assistant Secretary

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Creek Preserve Community Development District

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SEAL

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Established October 16, 2018
Hillsborough County, Florida

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Official District Seal

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DocuSigned by:
Jeffery S. Hills
60FDB558AC82412

Signature

Jeffery S. Hills

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

Tiffany [Signature]
Signature

09/13/2022
Date