

Timber Creek Community Development District

Board of Supervisors

Claude Neidlinger, Chairperson
David Hutchinson, Vice Chairperson
Carlos de la Ossa, Assistant Secretary
Paul Murray, Assistant Secretary
Timothy Web, Assistant Secretary

Lisa Castoria, District Manager
Michael Broadus, District Counsel
Phil Chang, District Engineer
Clay Wright, Field Manager

Public Hearing & Regular Meeting Agenda

Thursday, August 14, 2025, at 6:00 p.m.

Join Teams Meeting

Meeting ID: 290 398 620 311 **Passcode:** eVprcT

Dial-in by Phone

Phone: +1 646-838-1601 **Pin:** 577 204 306#

All cellular phones and pagers must be turned off during the meeting

The Public Hearing and Regular Meetings of the **Timber Creek Community Development District** will be held **August 14, 2025, at 6:00 p.m. located at the Timber Creek Community Clubhouse, 10224 Opaline Sky Court, Riverview, FL 33578.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. The following is the Agenda for the Meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT** *Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.*
- 3. PUBLIC HEARING TO ADOPT FISCAL YEAR 2026 BUDGET**
 - A. Open Public Hearing
 - B. Staff Presentation
 - C. Public Comments
 - D. Consideration of Resolution 2025-08; Adopting Final Budget for FY 2025-2026,
 - E. Consideration of Resolution 2025-09; Levying O&M Assessment for FY 2025-2026
 - F. Close Public Hearing
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of July 10, 2025, Regular Meeting
 - B. Acceptance of the Operation and Maintenance Expenditures for June 2025
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspection Report
 - D. On-Site Manager
- 6. BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-10; Setting Fiscal Year 2026 Meeting Schedule
 - B. Update on Pool Crack
 - C. Discussion on Reservation Based Allowance for Additional Special Event Parking
 - D. Consideration of Pond A Site Master's Washout Proposal
- 7. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
- 8. ADJOURNMENT**

The next meeting is scheduled to be held on Thursday, September 11, 2025, at 6:00 P.M.