

# *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

## **Regular Meeting Agenda**

Thursday, September 11, 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*

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The Regular Meetings of the **Timber Creek Community Development District** will be held **September 11, 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. CONSENT AGENDA**

- A. Approval of Minutes of August 14, 2025, Regular Meeting.....Page 2
- B. Acceptance of the Operation and Maintenance Expenditures for July 2025.....Page 5
- C. Acceptance of FY 2025 Grau Audit Engagement Letter.....Page 61
- D. Ratification of Playground Repairs.....Page 66

### **4. STAFF REPORTS**

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Community Inspection Report.....Page 69
- D. On-Site Manager

### **5. BUSINESS ITEMS**

- A. Consideration of Resolution 2025-11; Adopting Parking and Towing Policies.....Page 74
- B. Update on Pool Crack
- C. Discussion on Pond Restoration Project

### **6. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**

### **7. ADJOURNMENT**

*\*The next meeting is scheduled to be held on Thursday, October 9, 2025, at 6:00 P.M.\**