

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 Webb, Assistant Secretary

Heather Jackson, District Manager
Angel Montagna, Inframark VP of District Services
Michael Broadus, District Counsel
Phil Chang, District Engineer
Long Nguyen, Field Manager
Clayton Taylor, Onsite Manager
Hanna Yi, District Accountant
Melinda Gallo, Administrative Assistant

Workshop Agenda

Monday, December 1, 2025, at 6:00 p.m.

Join Teams Meeting

Meeting ID: 290 398 620 **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

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS *Each individual has the opportunity to comment and is limited to three (3) minutes for such comment.*

3. BUSINESS DISCUSSION ITEMS

- A. Discussion of Management Company
- B. Discussion of Field Management
- C. Discussion of Onsite Manager
- D. Discussion of Financials
- E. Discussion of Pool Proposals
- F. Discussion of District Counsel

4. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS

5. AUDIENCE COMMENTS

6. ADJOURNMENT

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