



Timber Creek Community Development District

February 12, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 246 868 055 427 02 PASSCODE: R4nw3ZT2

[JOIN THE MEETING NOW](#)

11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



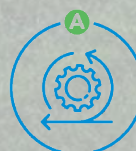
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Timber Creek Community Development District

Page 2

Board of Supervisors

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

Staff

Heather Jackson, District Manager
Michael Broadus, District Counsel
Phil Chang, District Engineer
Nguyen Long, Field Manager
Clayton Taylor, Onsite Manager
Hanna Yi, District Accountant
Melissa Williams, Administrative Assistant

Regular Meeting Agenda

Thursday, February 12, 2026, at 6:00 p.m.

Join Teams Meeting

Meeting ID: 246 868 055 427 02 **Passcode:** R4nw3ZT2

Dial-in by Phone

Phone: +1 646-838-1601 **Pin:** 132285874#

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

The Regular Meeting of the **Timber Creek Community Development District** will be held on **February 12, 2026**, 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. **MOTION TO APPROVE AGENDA**
3. **AUDIENCE COMMENTS** - *Each individual has the opportunity to comment and is limited to **three (3)** minutes for such comment.*
4. **STAFF REPORTS**
 - A. District Accountant
 - i. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 8, 2026.....Page 3
 - B. District Manager
 - i. Consideration of Management Proposals Discussed in Workshop
 - C. District Engineer
 - D. District Counsel
 - E. On-Site Manager
 - i. On-site Report.....Page 7
 - F. Field Manager
 - i. Field Inspection Report.....Page 8
5. **BUSINESS ITEMS**
 - A. Consideration of Natural Solutions Mulch Proposal.....Page 20
6. **BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
7. **AUDIENCE COMMENTS**
8. **ADJOURNMENT**

The next meeting is scheduled to be held on Thursday, March 12, 2026, at 6:00 p.m.

**MINUTES OF MEETING
TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Timber Creek Community Development District was held on Thursday, January 8, 2026, at 6:00 p.m. located at 10224 Opaline Sky Court Riverview, FL 33578.

Present and constituting a quorum were:

| | |
|-------------------|---------------------------------|
| Claude Neidlinger | Chairperson |
| David Hutchinson | Vice Chairperson |
| Paul Murray | Assistant Secretary |
| Timothy Webb | Assistant Secretary |
| Carlos de la Ossa | Assistant Secretary (Via Teams) |

Also, present either in person or via communication media technology were:

| | |
|----------------|--|
| John Weaver | District Manager, Inframark |
| Jason Liggett | District Inspections Supervisor, Inframark |
| Angel Montagna | VP of District Services, Inframark |
| Residents | |

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

The meeting was called to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Motion to Approve Agenda**

| |
|--|
| ON MOTION by Mr. Hutchinson seconded by Mr. Webb, with all in favor, the agenda was approved as amended. 5-0 |
|--|

THIRD ORDER OF BUSINESS **Public Comments**

With there being no public comments, the Board moved to the next order of business.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Inframark resigned from Timber Creek, effective January 8, 2026, with the last day being March 7, 2026. District Counsel went through the Draft RFP for Management.

| |
|---|
| On MOTION by Mr. Hutchinson seconded by Mr. de la Ossa, with all in favor, to go out to bid for Management. 5-0 |
|---|

B. District Engineer

The Board decided to hold on going to RFQ for Counsel and Engineering.

| |
|--|
| On MOTION by Mr. Neidlinger seconded by Mr. Webb, with all in favor, the Board is going to hold on going to RFQ for Counsel and Engineering. 5-0 |
|--|

C. District Manager

District Manager went through the financial health of the District.

- The District is ninety-nine percent collected.
- As of January 8, 2026, the District has \$576,973 cash in the bank.
- Minus AP as of January 8, 2026, the District has \$42,375.
- Minus loan payment due May 1, 2026, the District has \$125,734.
- Minus debt service transfer \$20,688.
- Balance the District is left with is \$388,177.
- Minus monthly AP of \$33,510 (monthly spend).
- Cash required to finance 10 months = \$343,965.21.
- Leaving a balance of \$42,375, if nothing else is spent for the year.
- Committed funds to Vermana = \$60,000.
- Leaving currently a deficit of -\$17,625 which will need to be pulled from somewhere in the current budget.
- No date for FEMA reimbursement to date.

D. On-site Manager

i. Community Inspection Report

Mr. Taylor presented his community report. The Board requested that A-Quality be contacted regarding the pool equipment and the reports they are responsible for providing. The Board also discussed the outstanding projects and expressed interest in receiving an action list outlining the steps required to resume these projects once funding becomes available.

E. Field Manager

i. Field Inspection Report

Mr. Liggett presented the Field Inspection Report and highlighted several items that will require ongoing monitoring.

F. District Accountant

i. Review of December 2025 Expenditures

ii. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on December 11, 2025

The Board approved the meeting minutes from the December 11, 2025 regular meeting.

On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, the Board approved the December 11, 2025 meeting minutes. 5-0

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-04, General Election

The Board approved Resolution 2026-04- General Election.

On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, Resolution 2026-04 General Election was ratified. 5-0

B. Consideration of District Counsel RFQ

With this being discussed in the fourth order of business, the Board moved onto the next agenda item.

C. Consideration of Management RFQ

With this being discussed in the fourth order of business, the Board moved onto the next agenda item.

D. Consideration of District Engineering RFQ

With this being discussed in the fourth order of business, the Board moved onto the next agenda item.

E. Ratification of Vermana Contract

The Board ratified the Vermana Contract.

On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, the Board ratified the Vermana Contract. 5-0

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Audience Comments

There being no public comments, the Board moved to the next order of business.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned at 6:49 p.m.

TIMBER CREEK CDD
January 8, 2025

120
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On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, the meeting was adjourned at 6:49 p.m. 5-0

Assistant Secretary

Chairperson

Timber Creek weekly report

02/02/26 – 02/06/26

Club House-

- Club house was cleaned and made ready for the board meeting on Thursday 02/05/26.
- The 2nd oldest resident(Edd) came by asking about the pool. Talked to him and directed him to the C.D.D. website and invited him to next week's meeting.
- Picked up trash and pulled weeds around the club house.

Playground/dog park

- No changes.

Venders-

- Field stone came by to do some work. However, they did not approach me or the club house. I did wave at them when they showed up. Later I got an email from Liz C.C.ed by Long about not being able to get into the pool area. But they never went to the gate. They used the code and the wrong lock.
Liz came the next day to look over the work they did, and I talked to her about it. I told her I'm here 11am to 3pm and if they need to be back there all they need to do is ask.
The team came back the next day and didn't go into the pool area.
- Neptune could not get in the club house on Saturday or Tuesday after 3pm. They said the key was not working. I asked for the key number by email and by text so that I could re-code them. but they never sent it. Neptune made it in at 2:45pm on Thursday to clean the club house and bathrooms.



Timber Creek CDD

Field Inspection Report - January 2026

Wednesday, January 28, 2026

Prepared For Board Of Supervisors

16 Items Identified

Long Nguyen

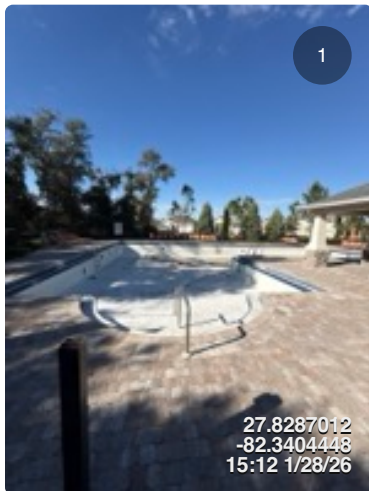
Long Nguyen

District Inspection Coordinator

Items 1

Assigned To: Fieldstone

Poor turf quality observed behind the clubhouse. Please propose to rehabilitate this area.



Items 2

Assigned To: Board

Pool project is at the same stage since last inspection.

Items 3

Assigned To: Fieldstone

Bad turf quality observed in front of the clubhouse. Please propose to rehabilitate this area.



Items 4

Assigned To: Fieldstone

Dead Muhly Grass observed at the front entrance to the amenity center. Please remove dead plant material at next service.



Items 5

Assigned To: Fieldstone

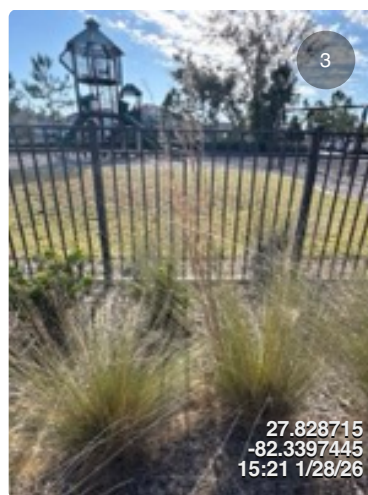
Non-functioning post and strap hanging from oak tree next to playground. Please remove at next service.



Items 6

Assigned To: Fieldstone

Tall weeds growing within the Muhly Grass near the playground. Please pick the weeds out of the Muhly Grass to create better uniformity.



Items 7

Assigned To: Board

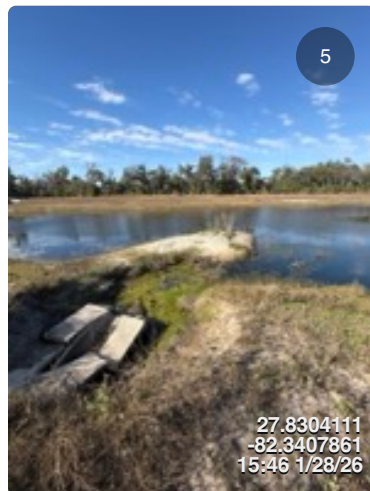
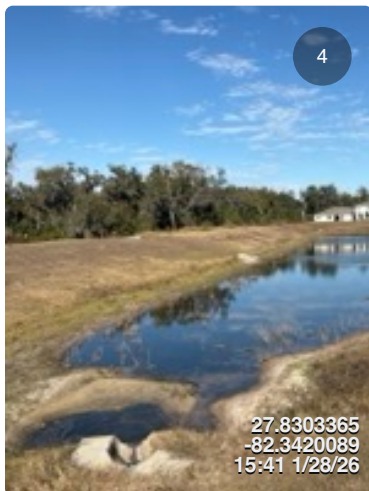
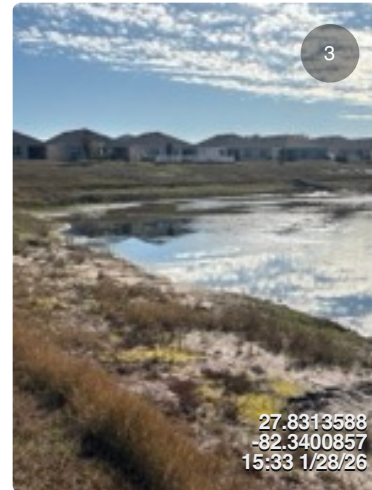
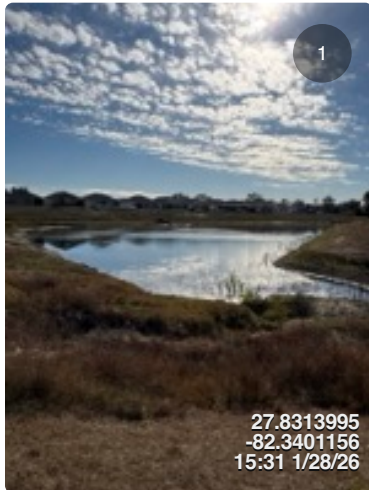
Suspected dumping happening at the North end of Miracle Mile dr. There appears to be a passageway into the conservation that leads to a pile of yard debris. Recommending creating a barrier at the passageway so the conservation is inaccessible.



Items 8

Assigned To: Board

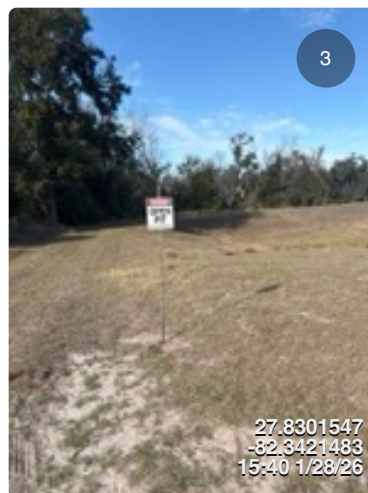
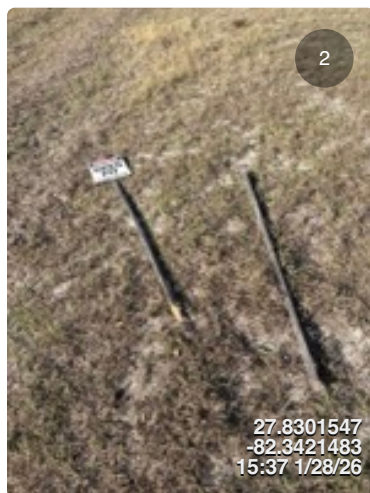
The North-most pond has evidence of algae bloom at the Northeast bank and South bank.
The culvert in this pond is in bad and worsening condition as erosion continues in this area.



Items 9

Assigned To: Inframark Maintenance Solutions

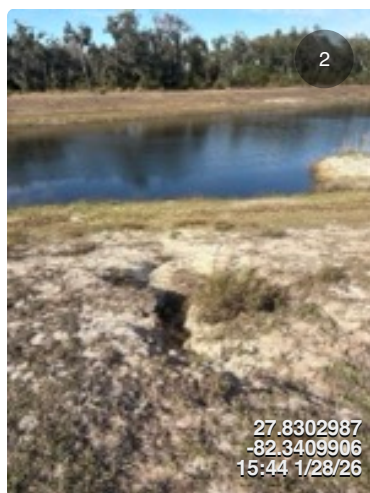
Observed downed sign leading to the North pond. Upon inspection, this sign appears to have been broken and left on the ground. It is currently standing but not installed properly. Please propose to install the sign with better building materials.



Items 10

Assigned To: Board

Washout observed behind 10218 cloudburst ct. leading into the North pond. Evidence shows this was created by runoff in between the 2 homes. Recommending remediation services, the same time as the other problematic areas at this pond.



Items 11

Assigned To: Fieldstone

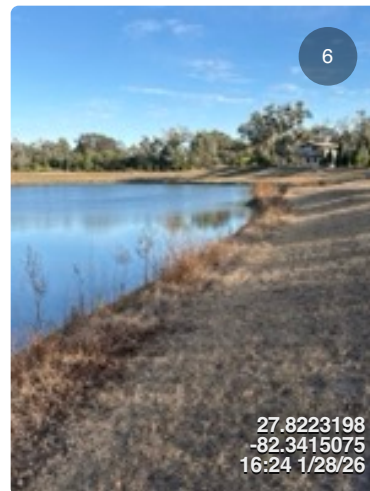
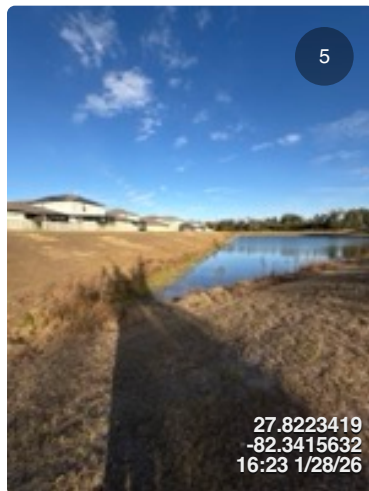
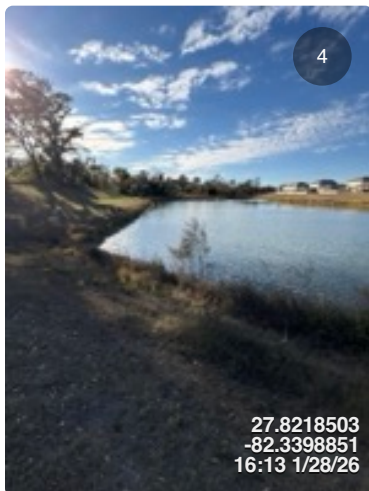
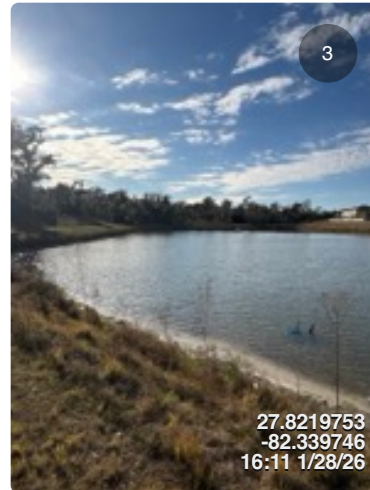
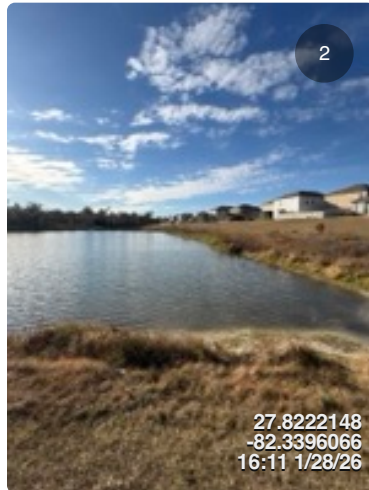
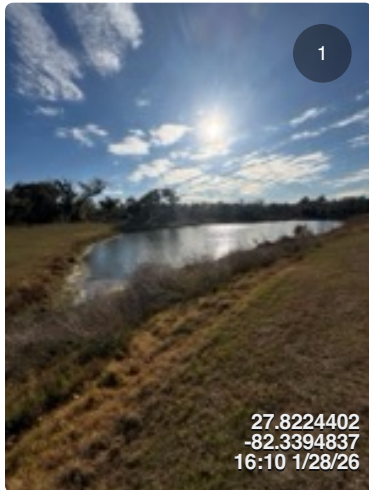
Please string trim the fence line in the back road near the horse farm.



Items 12

Assigned To: Sitex

South most pond is in overall good condition. There is a lawn chair at the East bank of the pond. Please remove at next service along with other shoreline trash.



Items 13

Assigned To: Board

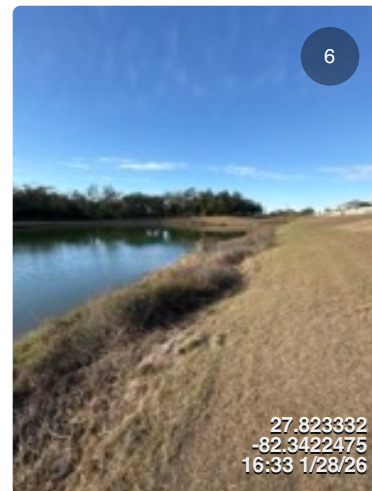
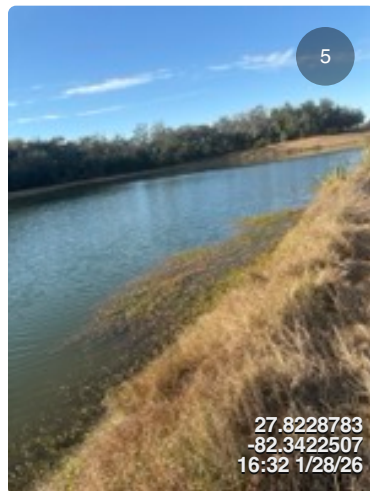
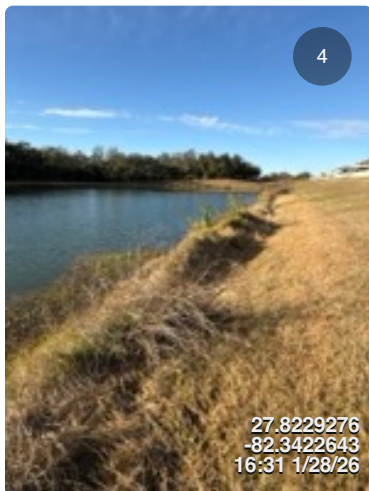
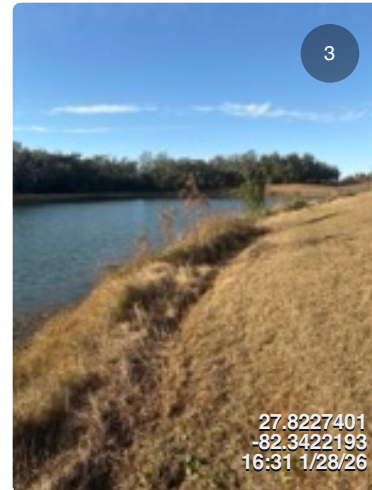
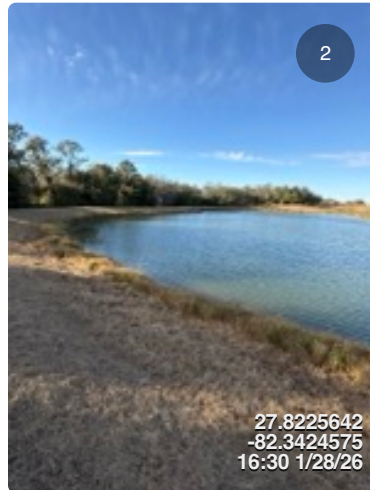
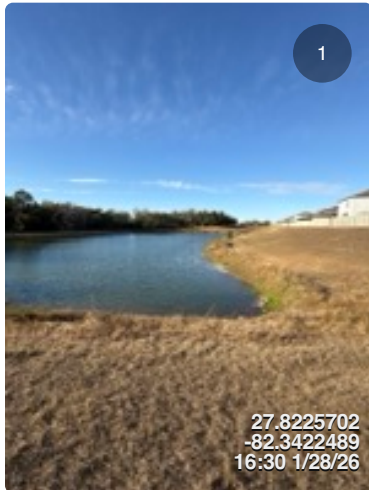
Someone has installed a string fence/barrier at the Southwest corner of the district. This barrier blocks access to the ponds for the landscape maintenance personnel. To enable smoother operation, please put forth effort in removing this fence.



Items 14

Assigned To: Fieldstone

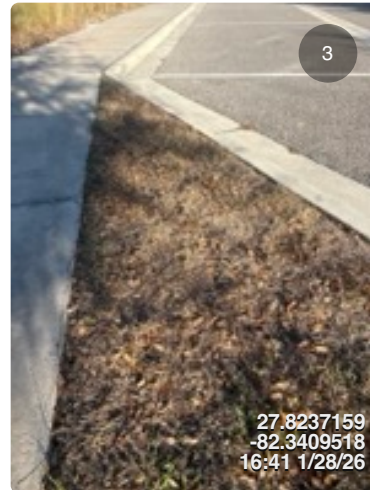
Southwest pond is in good overall condition. Observed nearly 65% of the banks have been trimmed. Please schedule to have the remaining perimeter trimmed.



Items 15

Assigned To: Fieldstone

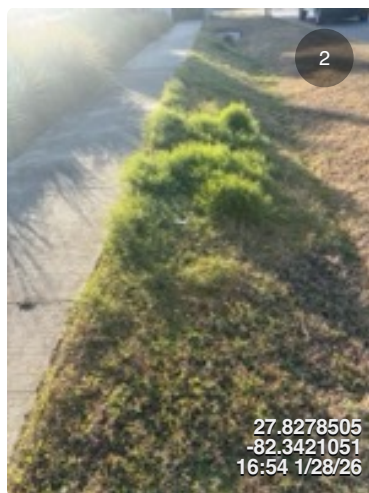
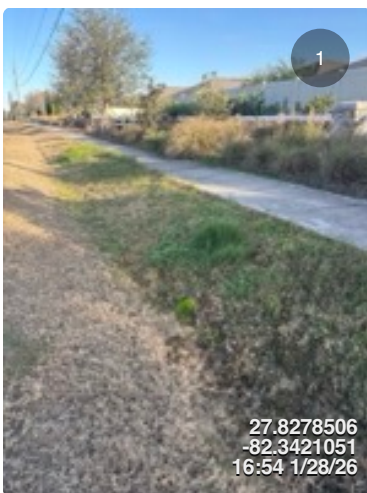
Poor turf quality observed behind the dog park on Summer Kiss ave. Please propose to rehabilitate this area.



Items 16

Assigned To: Fieldstone

There is a patch of turf at the end of Tucker Jones rd. that appears to have been missed during service. Please be sure to mow this area at next service.



Natural Solutions LLC
 PO Box 712
 Menomonee Falls, WI
 53052-0712 USA
 www.mulchinstalled.com

**ADDRESS**

Timber Creek CDD
 210 N. University Dr.
 Coral Springs, FL 33071

SHIP TO

Timber Creek CDD
 10224 Opaline Sky Ct.
 Riverview, FL 33578

Estimate 1098**DATE** 02/02/2026**EXPIRATION DATE** 03/02/2026**SALES REP**

SS

| DATE | DESCRIPTION | QTY | RATE | AMOUNT |
|------|----------------------------------|-----|-------|-----------|
| Pine | Pine Nugget Installation Service | 200 | 54.85 | 10,970.00 |

Contact Natural Solutions LLC to pay.
 This quote is for a topdressing of all existing mulch beds and
 tree rings on the attached map.

SUBTOTAL 10,970.00
TAX 0.00

TOTAL **\$10,970.00**

Accepted By

Accepted Date