

**SOUTH FORK III
COMMUNITY DEVELOPMENT DISTRICT**

October 7, 2021 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the South Fork III Community Development District was held on **Thursday, October 7, 2021 at 1:45 p.m. at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Regular Meeting of the South Fork III Community Development District to order on **Thursday, October 7, 2021 at 1:51 p.m.** and identified the Supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Scott Corder	Supervisor	
Kelly Evans	Supervisor	
Ryan Motko	Supervisor	
Nick Dister	Supervisor	<i>arrived at approximately 2:00 p.m.</i>

Staff Members Present:

Brian Lamb	District Manager, Meritus
Rick Reidt	District Manager, Meritus
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were a few resident audience members present.

2. PUBLIC COMMENT ON AGENDA ITEMS

Residents commented on the Apex Academy, clubhouse rentals, landscaping, and ponds.

3. BUSINESS ITEMS

A. Discussion on HOA Community Concerns

B. Discussion on RFP for Landscaping

Mr. Reidt recommended going out to RFP for landscaping. There are two vendors currently for two different areas. Ms. Steinerts went over that Cornerstone said they have underbid their contract price for the scope of work and are looking for an amendment to the agreement and arrears. It is all preliminary and the Board has not agreed to it yet. With the projected cost from Cornerstone plus the cost of the other vendor, the District would need to go out to bid for landscaping services if they want to change providers since the combined contract cost would be above the threshold. Mr. Reidt said they could send a notice to cure to Ameriscape and then go out to bid for the entire community. They also could go out to bid for the two separate properties. Mr. Lamb stated that a concern is the

47 warranty provision regarding landscaping installation if there is a new company maintaining the
48 landscaping before the year warranty ends. The Board discussed.
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50	MOTION TO:	Send notice to cure and start to work with the other
51		professionals in preparation for public bidding
52		procurement documents for the landscape program.
53	MADE BY:	Supervisor Motko
54	SECONDED BY:	Supervisor Evans
55	DISCUSSION:	None further
56	RESULT:	Called to Vote: Motion PASSED
57		3/0 - Motion Passed Unanimously

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59 **C. Discussion on Holiday Lighting Proposal**
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61 Mr. Reidt went over the holiday lighting proposal with the Board.
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63	MOTION TO:	Approve the proposal.
64	MADE BY:	Supervisor Evans
65	SECONDED BY:	Supervisor Corder
66	DISCUSSION:	None further
67	RESULT:	Called to Vote: Motion PASSED
68		3/0 - Motion Passed Unanimously

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70 *Supervisor Dister joined the meeting.*
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72 **D. Discussion on Access Control Readers**
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74 Mr. Reidt went over the proposals for the access control readers with the Board.
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76	MOTION TO:	Approve the proposals for the access control readers.
77	MADE BY:	Supervisor Evans
78	SECONDED BY:	Supervisor Dister
79	DISCUSSION:	None further
80	RESULT:	Called to Vote: Motion PASSED
81		4/0 - Motion Passed Unanimously

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84 **E. General Matters of the District**

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86 Mr. Reidt noted that he was working with the District Engineer on a map for landscaping. He also
87 asked the Board about rental policies for the outdoor picnic area. The Board discussed and said to
88 do a first come, first serve policy for now and they will look at the policies again at a later date.

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91 **4. CONSENT AGENDA**

- 92 **A. Consideration of Minutes of the Public Hearing & Regular Meeting August 5, 2021**
93 **B. Consideration of Operations and Maintenance Expenditures July 2021**
94 **C. Consideration of Operations and Maintenance Expenditures August 2021**
95 **D. Review of Financial Statements for Month Ending August 31, 2021**

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97 The Board reviewed the Consent Agenda items.
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99	MOTION TO:	Approve the Consent Agenda items.
100	MADE BY:	Supervisor Evans
101	SECONDED BY:	Supervisor Motko
102	DISCUSSION:	None further
103	RESULT:	Called to Vote: Motion PASSED
104		4/0 - Motion Passed Unanimously

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107 **5. VENDOR AND STAFF REPORTS**

- 108 **A. District Counsel**
109 **B. District Engineer**
110 **C. District Manager**

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112 There were no additional reports from staff.
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115 **6. SUPERVISOR REQUESTS**

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117 There were no supervisor requests at this time.
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120 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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122 Residents commented about the picnic area and non-resident usage, expanding the basketball court
123 and installing lighting for the courts, the Apex Academy and what facilities they would be using,
124 the process for the HOA planning community events and using District facilities, the schedule for
125 cleaning and trash pickup, and the clubhouse maximum number of people.
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129 **8. ADJOURNMENT**

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MOTION TO:	Adjourn.
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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**Please note the entire meeting is available on disc.*

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**These minutes were done in a summary format.*

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

145 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
146 meeting held on 11/04/21.

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Signature

NICHOLAS J. DISTER

Printed Name

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Title:

- Chair
 Vice Chair

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Signature

Brian Lamb

Printed Name

Title:

- Secretary
 Assistant Secretary

Recorded by Records Administrator

Signature

11/09/21

Date

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