

**SOUTH FORK III  
COMMUNITY DEVELOPMENT DISTRICT**

**August 5, 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, August 5, 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**

Brian Lamb called the Regular Meeting of the South Fork III Community Development District to order on **Thursday, August 5, 2021 at 1:45 p.m.** and identified the supervisors present constituting a quorum.

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

Nick Dister	Vice-Chair
Kelly Evans	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
Rick Reidt	District Manager, Meritus
Heather Dilley	HOA Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were three resident audience members present.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. RECESS TO PUBLIC HEARING**

Mr. Lamb directed the Board to recess to the public hearing.

43 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**  
44 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**  
45

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

52  
53 **B. Staff Presentations**  
54

55 Mr. Lamb went over the proposed fiscal year 2022 budget and line items.  
56

57 **C. Public Comments**  
58

59 There was a question about the maintenance of the ponds and landscaping and the payment to the  
60 vendor.  
61

62 **D. Consideration of Resolution 2021-05; Adopting Proposed Fiscal Year 2022 Budget**  
63

64 The Board reviewed the resolution.  
65

MOTION TO:	Approve Resolution 2021-05.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

72  
73 **E. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**  
74

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

81  
82  
83

84 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

85 **A. Open the Public Hearing on Levying O&M Assessments**

86  
87 MOTION TO: Open the public hearing.  
88 MADE BY: Supervisor Evans  
89 SECONDED BY: Supervisor Dister  
90 DISCUSSION: None further  
91 RESULT: Called to Vote: Motion PASSED  
92 3/0 - Motion Passed Unanimously

93  
94 **B. Staff Presentations**

95  
96 Mr. Lamb went over that the fiscal year 2022 assessments will remain the same.  
97

98 **C. Public Comments**

99  
100 There were on public comments.  
101

102 **D. Consideration of Resolution 2021-06; Levying O&M Assessments**

103  
104 The Board reviewed the resolution.  
105

106 MOTION TO: Approve Resolution 2021-06.  
107 MADE BY: Supervisor Evans  
108 SECONDED BY: Supervisor Dister  
109 DISCUSSION: None further  
110 RESULT: Called to Vote: Motion PASSED  
111 3/0 - Motion Passed Unanimously

112  
113 **E. Close the Public Hearing on Levying O&M Assessments**

114  
115 MOTION TO: Close the public hearing.  
116 MADE BY: Supervisor Evans  
117 SECONDED BY: Supervisor Dister  
118 DISCUSSION: None further  
119 RESULT: Called to Vote: Motion PASSED  
120 3/0 - Motion Passed Unanimously

121  
122

123 **6. RETURN AND PROCEED TO THE REGULAR MEETING**

124  
125 Mr. Lamb directed the Board to return and proceed to the regular meeting.

126  
127  
128 **7. BUSINESS ITEMS**

129 **A. Discussion on Encroachment Agreements**

130 **i. 11924 Brighton Knoll Ln.**

131  
132 Mr. Reidt went over the encroachment agreement for 11924 Brighton Knoll Ln. that the Board  
133 reviewed at the prior meeting. Ms. Steinerts noted she already reviewed the agreement and it was  
134 signed by the homeowner.

136	MOTION TO:	Ratify the encroachment agreement and authorize the
137		Chair or Vice-Chair to sign.
138	MADE BY:	Supervisor Evans
139	SECONDED BY:	Supervisor Dister
140	DISCUSSION:	None further
141	RESULT:	Called to Vote: Motion PASSED
142		3/0 - Motion Passed Unanimously

143  
144 **B. Discussion on Pool Maintenance Contract & Price Increase**

145  
146 Mr. Reidt went over that there is a small increase in the pool maintenance contract due to an  
147 increase in the cost of materials.

149	MOTION TO:	Approve the new pool maintenance contract.
150	MADE BY:	Supervisor Evans
151	SECONDED BY:	Supervisor Dister
152	DISCUSSION:	None further
153	RESULT:	Called to Vote: Motion PASSED
154		3/0 - Motion Passed Unanimously

155  
156 **C. Review of Board Resume**

157  
158 Mr. Lamb went over that the District is seeking a candidate to fill Seat 3 of the Board, which runs  
159 through November 2022. Scott Corder introduced himself to the Board and went over his  
160 background. Mr. Vericker and Ms. Steinerts discussed Sunshine Laws with regards to social media  
161 and also being an HOA board member. The Board discussed appointing Scott Corder to fill the  
162 vacant seat.

163

164  
165  
166  
167  
168  
169  
170

MOTION TO:	Appoint Scott Corder to Seat 3.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

171  
172

**D. Discussion on Access Control Readers**

173  
174  
175  
176

Mr. Reidt went over the quote for installing access control readers for the restrooms. The Board discussed and decided to table this item until the next meeting.

177  
178

**E. Consideration of Resolution 2021-07; Setting Fiscal Year 2022 Meeting Schedule**

179  
180  
181

The Board reviewed the resolution and meeting schedule. The Board noted that they would like to change the meeting time to 1:30 p.m.

182  
183  
184  
185  
186  
187  
188

MOTION TO:	Approve Resolution 2021-07, amending the exhibit to reflect 1:30 p.m.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

189  
190  
191

**F. General Matters of the District**

There were no additional general matters to discuss.  
192  
193  
194

**8. CONSENT AGENDA ITEMS**

- A. Consideration of Minutes of the Regular Meeting June 3, 2021**
- B. Consideration of Operations and Maintenance Expenditures May 2021**
- C. Consideration of Operations and Maintenance Expenditures June 2021**
- D. Review of Financial Statements for Month Ending June 30, 2021**

195  
196  
197  
198  
199  
200  
201  
202

The Board reviewed the Consent Agenda items.

203  
204  
205  
206  
207  
208  
209

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

210  
211

**9. VENDOR AND STAFF REPORTS**

**A. District Counsel**

212  
213  
214  
215  
216  
217  
218

Mr. Reidt and Ms. Steinerts went over an issue with the encroachment agreements and being unable to properly maintain District property because there is no easement access. Mr. Reidt will come back to the Board with recommendations on a case by case basis.

**B. District Engineer**

**C. District Manager**

219  
220  
221  
222  
223  
224

There were no additional reports from staff.

**10. SUPERVISOR REQUESTS**

225  
226  
227  
228  
229

There were no supervisor requests at this time.

**11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

230  
231  
232  
233  
234  
235

There were no audience comments.

236 **12. ADJOURNMENT**

237

238

239

240

241

242

243

MOTION TO:	Adjourn at 2:25 p.m.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

244

245 *\*Please note the entire meeting is available on disc.*

246

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

248

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

252 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
253 meeting held on 10/7/21.

254

255

256

Signature

Nicholas Dister

Printed Name

260

Title:

Chair

Vice Chair

264

265

266

267

268

269

270

271

Signature

Rick L Barrett

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

[Signature]  
Signature

10/8/21  
Date

