

**SOUTH FORK III
COMMUNITY DEVELOPMENT DISTRICT**

March 3, 2022 Minutes of the Regular Meeting

Minutes of the Continued Meeting

The Regular Meeting of the Board of Supervisors of the South Fork III Community Development District was held on **Thursday, March 3, 2022 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, March 3, 2022 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:

Scott Corder	Supervisor
Kelly Evans	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Howell	District Manager, Meritus
Rick Reidt	District Manager, Meritus
Gary Schwartz	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker
Eric Shults	Cornerstone

There were some audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Landscaping True-Up Letter – Cornerstone

i. Cornerstone Landscape Report

The Board discussed the community report with Cornerstone. There was discussion on the true-up and what was agreed upon at previous meetings. It was agreed that final amount owed was contingent upon the amount the Board approved after the report from the community walk-through with Cornerstone. Supervisor Evans expressed they have not received a detailed report for South Fork III yet. Mr. Shults expressed concerns with not receiving any funds toward the true-up amount

48 and expressed they would not be able to continue to service the districts at their current rate. Mr.
49 Lamb recommended that the Board approves a not to exceed amount to show good faith in payment
50 but also authorize one Board member to work with staff to finalize a conclusion and will bring the
51 findings to the Board at the next meeting.
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53	MOTION TO:	Approve a Not to Exceed amount of \$30,000 for
54		payment and designate one supervisor work to through
55		the balance from the report, language from the warranty
56		and items that have not been completed and authorize a
57		Board Supervisor to work with staff to finalize.
58	MADE BY:	Supervisor Evans
59	SECONDED BY:	Supervisor Corder
60	DISCUSSION:	None further
61	RESULT:	Called to Vote: Motion PASSED
62		5/0 - Motion Passed Unanimously

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64 It was decided that Cornerstone will provide all paperwork and reports by March 28, 2022 to be
65 included on the next agenda.
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67 **B. Acceptance of Quitclaim Deed – Pulte Homes Company, LLC**
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70	MOTION TO:	Approved Quitclaim Deed.
71	MADE BY:	Supervisor Evans
72	SECONDED BY:	Supervisor Motko
73	DISCUSSION:	None further
74	RESULT:	Called to Vote: Motion PASSED
75		5/0 - Motion Passed Unanimously

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77 **C. Discussion on Solid Waste Service Proposals**
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79 Mr. Reidt went over the proposals with the Board. Mr. Reidt expressed the community only
80 has one garbage can and wants to double the size of the containers since the community has
81 grown.
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MOTION TO: Approve proposal to double the size of dumpsters.
MADE BY: Supervisor Corder
SECONDED BY: Supervisor Evans
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

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D. Discussion on Resume for Board Seat

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Supervisor Evans expressed she would like to begin to solicit resumes so when the time to replace the Board members that person is involved in the meetings and understand the Board and the budget.
Resident Darryl Dew introduced himself to the Board and discussed in interest in serving on the Board of Supervisors.

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E. General Matters of the District

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There were no general matters to discuss.

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3. CONSENT AGENDA

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- A. Consideration of Minutes of the Regular Meeting January 06, 2022
- B. Consideration of Minutes of the Continued Meeting January 20, 2022
- C. Consideration of Operation and Maintenance Expenditures January 2022
- D. Review of Financial Statements Month Ending January 31, 2022

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The Board reviewed the Consent Agenda items.

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MOTION TO: Approve the Consent Agenda.
MADE BY: Supervisor Motko
SECONDED BY: Supervisor Evans
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

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5. VENDOR AND STAFF REPORTS

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- A. District Counsel
- B. District Engineer

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126 There were no additional reports from Counsel or the Engineer.
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128 **C. District Manager**
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130 The Board reviewed the district management reports.
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133 **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
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135 Supervisor Corder mentioned the community is exploring working with the county in install speed
136 tables. He also mentioned the pool aesthetics need to be review by management. Supervisor Corder
137 also mentioned the fans that are running nonstop, and the Board may want to look at the pool
138 monitor hours with the upcoming Spring Break or add some additional staff.
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140 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
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142 There were no audience questions or comments.
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145 Mr. Reidt mentioned the security proposals agenda item was missed and gave a brief update to the
146 Board.
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148 **8.**
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MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Corder
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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

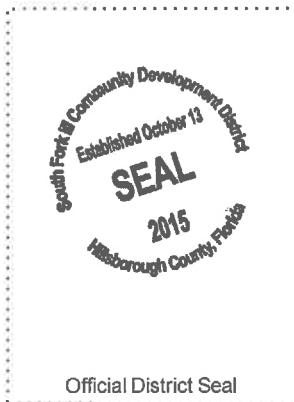
**These minutes were done in a summary format.*

**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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 04-01-22.

DocuSigned by:
Jeffery S. Hills
Signature
Jeffery S. Hills
Printed Name

Title:
 Chair
 Vice Chair



DocuSigned by:
Brian Lamb
Signature
Brian Lamb
Printed Name

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator
[Signature]
Signature
04-10-22
Date