

**SOUTH FORK III  
COMMUNITY DEVELOPMENT DISTRICT**

June 02, 2022, 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, June 02, 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, June 02, 2022, at 1:48 p.m.** and identified the Supervisors present constituting a quorum.

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

Nicolas Dyster	Vice-Chair
Scott Corder	Supervisor
Kelly Evans	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
Rick Reidt	District Manager, Inframark
Gary Schwartz	District Manager, Inframark
Heather Dilley	District Manager, Inframark
Bryan Radcliff	District Manager, Inframark
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were several audience members in attendance.

**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 Public Hearing.

**4. PUBLIC HEARING ON ADOPTING TOWING POLICY**

**A. Open the Public Hearing on Adopting Towing Policy**

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MOTION TO: Open the Public Hearing.  
MADE BY: Supervisor Dyster  
SECONDED BY: Supervisor Evans  
DISCUSSION: None Further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

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**B. Staff Presentation**

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There were no staff presentation.

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**C. Public Comment**

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There were no public comments.

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**D. Close the Public Hearing on Adopting Towing Policy**

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MOTION TO: Close the Public Hearing.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Motko  
DISCUSSION: None Further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

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**E. Consideration of Resolution 2022-01; Adopting Towing Policy**

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The Board discussed resolution including the amenity center and motioned to approve adopting towing policy.

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MOTION TO: Approve Resolution 2022-01 and authorize the District Counsel to prepare an agreement together with applicable guidelines for the immediate areas and present the agreement to the towing company for review. Bring back to the Board for ratification.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Corder  
DISCUSSION: None Further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

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88 **5. RETURN AND PROCEED TO THE REGULAR MEETING**

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90 Mr. Lamb directed the Board to proceed to the regular meeting.

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92 **6. BUSINESS ITEMS**

93 **A. Consideration of Resolution 2022-02; Adopting Proposed Budget & Setting Public**  
94 **Hearing**

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96 The Board reviewed the resolution and Mr. Lamb discussed the budget process and the public hearing  
97 date on August 4<sup>th</sup> of 2022.

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MOTION TO:	Approve Resolution 2022-02.
MADE BY:	Supervisor Dyster
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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106 **B. Announcement of Qualified Electors**

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108 There are 2,264 registered electors in the district according to the Supervisors of Electors.

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110 **C. Consideration of Resolution 2022-03; Announcing Landowners Election**

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112 The Board reviewed the resolution and discussed the upcoming landowner's election held on  
113 November 4<sup>th</sup> of 2022 at approximately 1:45 P.M along with sample proxy's and ballots.

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MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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122 **D. 2022 Election Process**

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124 The qualifying period for candidates begins on June 13<sup>th</sup> through June 17<sup>th</sup> for open seats 3 and 5.

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126 **E. Consideration of Resolution 2022-04; Requesting the Supervisors of Elections to Conduce**  
127 **General Elections**

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129 The Board reviewed resolution and motioned to approve.

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MOTION TO: Approve Resolution 2022-04.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Dyster  
DISCUSSION: None Further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

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**F. Discussion of Palm OTC Treatment Proposal**

139 Mr. Reidt discussed the proposal for Palm OTC Treatment with the board and highly recommend the  
140 treatment. The Board motioned to approve the proposal.

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MOTION TO: Approve the Palm OTC Treatment Proposal  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Dyster  
DISCUSSION: None Further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

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**G. Discussion on Apex Agreements**

151 District Counsel Steinerts discussed the Apex Agreement with the Board and staff members. Ms.  
152 Steinerts prepared a licensed agreement to Apex for dumpsters.

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MOTION TO: Authorize District Counsel to finalize the License  
Agreement with Apex for use of the spot for waste.  
MADE BY: Supervisor Dister  
SECONDED BY: Supervisor Evans  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

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**H. General Matters of the District**

165 There were no general matters of the District.

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170 **7. CONSENT AGENDA**

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172 **A. Consideration of Minutes of the Regular Meeting April 07, 2022**173 **B. Consideration of Operation and Maintenance Expenditures March 2022**174 **C. Consideration of Operation and Maintenance Expenditures April 2022**175 **D. Review of Financial Statements Month Ending April 30, 2022**

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177 The Board reviewed the Consent Agenda items. Supervisor Evans would like an update on  
178 SecureTeam Invoice on pg. 152.

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MOTION TO: Approve the Consent Agenda.

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MADE BY: Supervisor Motko

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SECONDED BY: Supervisor Evans

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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4/0 - Motion Passed Unanimously

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187 **5. VENDOR AND STAFF REPORTS**188 **A. District Counsel**189 **B. District Engineer**

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191 Mr. Lamb spoke to Engineer Stewart and stated she completed the surface water system with the  
192 county.

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194 **C. District Manager**

195 i. Community Inspection Report

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197 Mr. Reidt noted that David and Gary are both starting to turn the environment around which can  
198 take a while. There were irrigation issues including replacing the filters, wiring complications as  
199 well as timing clock.

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201 Supervisor Evans suggested to hold back payments for Palm trees until further information on  
202 warranty.

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204 **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

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206 There were no requests or comments on behalf of the Supervisors.

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208 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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210 A resident named Christine expressed concerns with the irrigation system which was going off for 3  
211 days straight and wanted to know who she reports issue like these too. Mr. Lamb stated that Gary  
212 would be the one to inform; however, it is good to have the Supervisor and the Manager be aware of  
213 the situation so they can follow up with Gary.

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215 **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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225 *\*Please note the entire meeting is available on disc.*

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

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

232 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
233 meeting held on 08-04-22.

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235 DocuSigned by:  
236 Jeffery S. Hills  
237 Signature

238 Jeffery S. Hills  
239 Printed Name

241 Title:  
242  Chairman  
243  Vice Chairman

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DocuSigned by:  
Brian Lamb  
Signature

Brian Lamb  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

Recorded by Records Administrator

[Signature]  
Signature  
08/07/22  
Date



Official District Seal