

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

January 14, 2021 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Touchstone Community Development District was held on **Thursday, January 14, 2021 at 9:00 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Touchstone Community Development District to order on **Thursday, January 14, 2021 at 9:50 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice Chair
Lori Campagna	Supervisor
Becky Wilson	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Gene Roberts	District Manager, Meritus
Dana Crosby-Collier	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

i. Legislative Update on E-Verify

Ms. Crosby-Collier went over the memorandum that CDD employees and contractors need to register with the Department of Homeland Security for E-Verify.

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MOTION TO:	Approve the memorandum and have District management register the CDD for E-Verify.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

ii. Partial Release on Easement – Phase 1
iii. TECO/CDD Right of Way Agreement

Ms. Crosby-Collier went over the partial release on the easement on a portion of Tract 4 in Phase 1 that the County has asked for. She also explained that Lennar will be working directly with TECO on the TECO/CDD Right of Way Agreement rather than with the CDD.

MOTION TO:	Approve the partial release on the easement in Phase 1.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

The Board continued to discuss the easement and agreement.

MOTION TO:	Authorize the Chair to sign any future agreements or easements, with ratification to come back to the Board.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. District Engineer

There was nothing to report from the Engineer at this time.

81 **C. District Manager**

82 **i. Community Inspection Report**

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84 The Board reviewed the community inspection report.
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87 **4. BUSINESS ITEMS**

88 **A. Discussion on Landscaping Proposal**

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90 The Board discussed the landscape conditions and their dissatisfaction with Fieldstone.
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MOTION TO:	Terminate Fieldstone's contract.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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99 The Board discussed Steadfast's proposal for landscape maintenance services.
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MOTION TO:	Approve Steadfast's proposal with Counsel drafting the agreement.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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109 Mr. Lamb verified with the Board that language will be included in the termination to make sure
110 the CDD reserves the right to negotiate with Fieldstone if there is a substantial amount of loss
111 monetarily. The Board agreed.
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114 **5. CONSENT AGENDA**

115 **A. Consideration of Minutes of the Regular Meeting December 10, 2020**

116 **B. Consideration of Operations and Maintenance Expenditures November 2020**

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118 The Board reviewed Consent Agenda items.
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MOTION TO:	Approve Consent Agenda items A-B.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

6. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING NOV. 30, 2020

The financials were reviewed and accepted.

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

Supervisor Coffey told the Board that Phase 7 of Touchstone will be annexed soon. Mr. Lamb will coordinate with District Counsel on the time frame.

MOTION TO:	Authorize to District Manager and Chair to submit a petition to expand District boundaries and authorize a funding agreement for the costs associated with the expansion with the Developer.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

8. PUBLIC COMMENTS

There were no public comments.

156 **9. ADJOURNMENT**
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MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously


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165 **Please note the entire meeting is available on disc.*
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167 **These minutes were done in summary format.*
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169 **Each person who decides to appeal any decision made by the Board with respect to any matter*
170 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
171 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
172 *based.*
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174 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
175 **noticed meeting held on 4/8/2021.**

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179 **Signature**

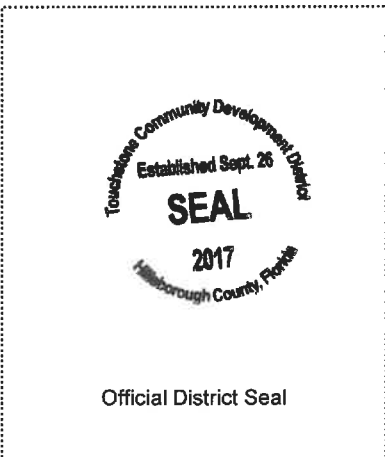
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182 _____
183 **Printed Name**

184 **Title:**
185 Secretary
186 Assistant Secretary
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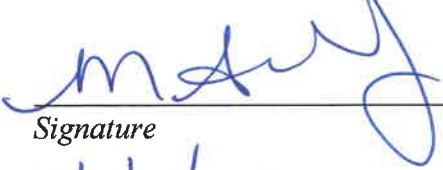
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179 **Signature**

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182 **Printed Name**

184 **Title:**
185 Chairman
186 Vice Chairman
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Recorded by Records Administrator



Signature
4/8/2021

Date