

**TOUCHSTONE  
COMMUNITY DEVELOPMENT DISTRICT**

**February 10, 2022 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 **Monday, February 10, 2022 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**

Brian Lamb called the Regular Meeting of the Touchstone Community Development District to order on **Monday, February 10, 2022 at 9:00 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	
Vivek Babbar	District Counsel, Straley Robin Vericker	<i>via teleconference</i>

There were no audience members in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Report of the District Engineer for Recreational Project**

Mr. Lamb updated the Board on the status of the amenity center project. Staff is still waiting on the Engineer's update. Mr. Lamb went over that the timeline of the project. The proposed budget will be in May, and the budget and assessment hearing will be in August.

MOTION TO:	Approve the Report of the District Engineer.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85

**B. Consideration of Resolution 2022-01; Authorizing the Validation of Bonds for the Recreational Project**

**i. Form of Third Supplemental Trust Indenture**

Mr. Babbar updated the Board on the status of the bond validation and recommended that the Board approve the resolution in substantial form and give the Chairman authorization to approve.

MOTION TO:	Approve Resolution 2022-01 in substantial form and authorize the Chair to approve.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**C. Landscape Addendum for Steadfast**

The Board reviewed the landscape addendum for Steadfast.

MOTION TO:	Approve the landscape addendum for Steadfast.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**D. General Matters of the District**

Supervisor Evans stated she would like to add two residents to the Board by the April meeting and identify a third resident to add to the Board by June or July. Staff will provide a blurb to add to the newsletter announcing the available Board seats.

Mr. Lamb recommended taking a close look at the proposed fiscal year 2023 budget with possible increases to cover maintenance costs of the recreational area and designate funds towards the reserves.

86 **4. CONSENT AGENDA**  
87 **A. Consideration of Minutes of the Regular Meeting January 13, 2022**  
88 **B. Consideration of Operations and Maintenance Expenditures November 2021**  
89

90 The Board reviewed the Consent Agenda items.  
91

92	MOTION TO:	Approve the Consent Agenda items.
93	MADE BY:	Supervisor Evans
94	SECONDED BY:	Supervisor Campagna
95	DISCUSSION:	None further
96	RESULT:	Called to a Vote: Motion PASSED
97		4/0 - Motion Passed Unanimously

98  
99

100 **5. VENDOR/STAFF REPORTS**  
101 **A. District Counsel**  
102 **B. District Engineer**  
103

104 There was nothing additional to report from Counsel or the Engineer.  
105

106 **C. District Manager**  
107 **i. Community Inspection Report**  
108

109 The Board reviewed the District management reports.  
110  
111

112 **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**  
113

114 There were no supervisor requests.  
115  
116

117 **7. PUBLIC COMMENTS**  
118

119 There were no public comments.  
120  
121  
122

8. ADJOURNMENT

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

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

*\*These minutes were done in 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 March 10, 2022

*Gene Roberts*  
Signature

*Kelly Evans*  
Signature

Gene Roberts  
Printed Name

Kelly Evans  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

Title:  
 Chairman  
 Vice Chairman



Recorded by Records Administrator

*M J J*  
Signature

March 11, 2022  
Date