

**TOUCHSTONE
COMMUNITY DEVELOPMENT DISTRICT**

July 8, 2021 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors for the Touchstone Community Development District was held on **Monday, July 8, 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

Brian Lamb called the Public Hearing and Regular Meeting of the Touchstone Community Development District to order on **Monday, July 8, 2021 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
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. RECESS TO PUBLIC HEARING

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

40 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**

41 **A. Open Public Hearing on Proposed Fiscal Year 2022 Budget**

42
43 MOTION TO: Open the public hearing.
44 MADE BY: Supervisor Evans
45 SECONDED BY: Supervisor Coffey
46 DISCUSSION: None further
47 RESULT: Called to Vote: Motion PASSED
48 4/0 - Motion passed unanimously

49
50 **B. Staff Presentations**

51
52 Mr. Lamb went over the proposed budget and line items for fiscal year 2022. Supervisor Coffey
53 asked if the 36 homes under construction will be on the tax rolls. Mr. Lamb stated that they are
54 waiting on the County and he expects them to be added in the fall.
55

56 **C. Public Comments**

57
58 There were no public comments.
59

60 **D. Close Public Hearing on Proposed Fiscal Year 2022 Budget**

61
62 MOTION TO: Close the public hearing.
63 MADE BY: Supervisor Evans
64 SECONDED BY: Supervisor Coffey
65 DISCUSSION: None further
66 RESULT: Called to Vote: Motion PASSED
67 4/0 - Motion passed unanimously

68
69 **E. Consideration of Resolution 2021-05; Adopting Fiscal Year 2022 Budget**

70
71 The Board reviewed the resolution.
72

73 MOTION TO: Approve Resolution 2021-05.
74 MADE BY: Supervisor Evans
75 SECONDED BY: Supervisor Coffey
76 DISCUSSION: None further
77 RESULT: Called to Vote: Motion PASSED
78 4/0 - Motion passed unanimously
79
80
81

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

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

84
85 MOTION TO: Open the public hearing.
86 MADE BY: Supervisor Evans
87 SECONDED BY: Supervisor Coffey
88 DISCUSSION: None further
89 RESULT: Called to Vote: Motion PASSED
90 4/0 - Motion passed unanimously

91
92 **B. Staff Presentations**

93
94 Mr. Lamb went over that the proposed fiscal year 2022 assessments will remain the same as the
95 current assessments for fiscal year 2021.

96
97 **C. Public Comments**

98
99 There were no public comments.

100
101 **D. Close Public Hearing on Levying O&M Assessments**

102
103 MOTION TO: Close the public hearing.
104 MADE BY: Supervisor Evans
105 SECONDED BY: Supervisor Coffey
106 DISCUSSION: None further
107 RESULT: Called to Vote: Motion PASSED
108 4/0 - Motion passed unanimously

109
110 **E. Consideration of Resolution 2021-06; Levying O&M Assessments**

111
112 The Board reviewed the resolution.

113
114 MOTION TO: Approve Resolution 2021-06.
115 MADE BY: Supervisor Evans
116 SECONDED BY: Supervisor Coffey
117 DISCUSSION: None further
118 RESULT: Called to Vote: Motion PASSED
119 4/0 - Motion passed unanimously
120
121
122

123 **6. RETURN TO REGULAR MEETING**

124
125 Mr. Lamb directed the Board to return to the regular meeting.
126

127
128 **7. BUSINESS ITEMS**

129 **A. Ratification of Non-Exclusive Permanent and Temporary Easement with TECO**

130
131 Mr. Lamb went over the ratification of the Non-Exclusive Permanent and Temporary Easement
132 with TECO with the Board.
133

134 MOTION TO: Ratify the Non-Exclusive Permanent and Temporary
135 Easement with TECO.
136 MADE BY: Supervisor Evans
137 SECONDED BY: Supervisor Coffey
138 DISCUSSION: None further
139 RESULT: Called to Vote: Motion PASSED
140 4/0 - Motion Passed Unanimously

141
142 **B. Consideration of Resolution 2021-07; Setting Fiscal Year 2022 Meeting Schedule**

143
144 The Board reviewed the resolution and meeting schedule for FY 2022.
145

146 MOTION TO: Approve Resolution 2021-07.
147 MADE BY: Supervisor Evans
148 SECONDED BY: Supervisor Wilson
149 DISCUSSION: None further
150 RESULT: Called to Vote: Motion PASSED
151 4/0 - Motion Passed Unanimously

152
153 **C. Acceptance of Financial Report FY Ending September 30, 2020**

154
155 Mr. Lamb reviewed the audit with the Board and stated that it was a clean audit.
156

157 MOTION TO: Approve the audit.
158 MADE BY: Supervisor Evans
159 SECONDED BY: Supervisor Coffey
160 DISCUSSION: None further
161 RESULT: Called to Vote: Motion PASSED
162 4/0 - Motion Passed Unanimously

165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205

D. Announcement of Qualified Electors

Mr. Roberts announced that as of April 15, 2021, Touchstone CDD had 302 qualified electors.

E. Discussion on Landscape Enhancements

The Board tabled the mulch proposal until after the rainy season.
Supervisor Campagna asked staff to have Steadfast trim the trees along Camden Fields Parkway.

8. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting April 8, 2021**
- B. Consideration of Minutes of the Regular Meeting April 19, 2021**
- C. Consideration of Operations and Maintenance Expenditures March – May 2021**
- D. Review of Financial Statements Month Ending May 31, 2021**

The Board reviewed the Consent Agenda items.

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

9. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**

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

- C. District Manager**
 - i. Community Inspection Report**
 - ii. Steadfast Report**

Mr. Roberts went over the community inspection report with the Board.

206 **10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

207
208 Supervisor Coffey stated that Lennar will be closing on Phase 7 soon and asked staff about CDD
209 reimbursement. Mr. Lamb explained the process and said that a report from the District Engineer
210 will be needed. District Counsel has already reviewed the plat.

211
212
213 **11. PUBLIC COMMENTS**

214
215 There were no public comments.

216
217
218 **12. ADJOURNMENT**

219
220
221
222
223
224
225

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

226
227

228 *Please note the entire meeting is available on disc.
229

230 *These minutes were done in summary format.
231

232 *Each person who decides to appeal any decision made by the Board with respect to any matter
233 considered at the meeting is advised that person may need to ensure that a verbatim record of
234 the proceedings is made, including the testimony and evidence upon which such appeal is to be
235 based.
236

237 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
238 noticed meeting held on 8/19/2021.

239
240 
241 _____

242 Signature

243
244 
245 _____

246 Printed Name

247 Title:

- 248 Secretary
249 Assistant Secretary
250

251

252

253

254

255

256

257

258

259

260

261



Signature




Printed Name

Title:

- Chairman
 Vice Chairman

Recorded by Records Administrator



Signature

8/30/2021

Date

