

***HIDDEN CREEK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Date/Time:  
Monday, January 9, 2023  
6:00 P.M.***

***Location:  
Hilton Garden Inn  
4328 Garden Vista Drive  
Riverview, Florida 33578***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# Hidden Creek Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

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Board of Supervisors

**Hidden Creek Community Development District**

Dear Supervisors:

A Meeting of the Board of Supervisors of the Hidden Creek Community Development District is scheduled for **Monday, January 9, 2023 at 6:00 P.M.** at the **Hilton Garden Inn, 4328 Garden Vista Drive, Riverview, Florida 33578.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Tom O'Grady*

Tom O'Grady

District Manager

813-565-4663

CC: Attorney  
Engineer  
District Records

**District:** HIDDEN CREEK COMMUNITY DEVELOPMENT DISTRICT

**Date of Meeting:** Monday, January 9, 2023

**Time:** 6:00 p.m.

**Location:** Hilton Garden Inn  
4328 Garden Vista Drive  
Riverview, FL 33578

**Dial In:** 312-626-6799  
**Meeting ID:** 765 408 9133  
**Passcode:** 12345

## *Agenda*

*For the full agenda packet, please contact [tom@breezehome.com](mailto:tom@breezehome.com)*

- I. Roll Call –**
- II. Audience Comments –** *(3-minute limit per individual on agenda items)*
- III. Business Items**
  - A. Consideration for Approval of **Resolution 2023-03**, Designating Officers **Exhibit 1**
- IV. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held November 14, 2022 **Exhibit 2**
- V. Staff Reports**
  - A. District Manager
  - B. District Attorney
  - C. District Engineer
- VI. Audience Comments – New Business –** *(limited to 3 minutes per individual)*
- VII. Supervisor Requests**
- VIII. Adjournment**

# **EXHIBIT 1**

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF HIDDEN CREEK  
COMMUNITY DEVELOPMENT DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Hidden Creek Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF HIDDEN CREEK COMMUNITY  
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Tom O’Grady</u>	Secretary
<u>Patricia Thibault</u>	Treasurer
<u>Sonia Valentin</u>	Assistant Treasurer
<u>Kaylee Roach</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 9th day of January, 2023.

**ATTEST:**

**HIDDEN CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

## **EXHIBIT 2**

1 **MINUTES OF MEETING**

2 **HIDDEN CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Advanced Meeting of the Board of Supervisors of the Hidden Creek Community Development  
5 District was held on Monday, November 14, 2022 at 6:00 p.m. at Hilton Garden Inn Riverview, 4328  
6 Garden Vista Drive, Riverview, Florida, 33578.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Lori Price	Board Supervisor, Assistant Secretary
12	Christie Ray	Board Supervisor, Assistant Secretary

13 *The following is a summary of the discussions and actions taken at the November 14, 2022 Hidden Creek*  
14 *CDD Board of Supervisors Advanced Meeting.*

15 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual on**  
16 **agenda items)**

17 - There being none, the next item followed.

18 **THIRD ORDER OF BUSINESS – Business Items**

A. Exhibit 1: Breeze Field Report

➤ Exhibit 2: Proposal for Fence Repair- \$23,550.00.

19 Tabled until an update is received from insurance with chair to sign upon communication

20 ➤ Exhibit 3: Proposal for Danger Alligator Signs- \$1,115.00

21 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board Approved  
22 **Proposal for Danger Alligator Signs- \$1,115.00** for the Hidden Creek Community Development District.

23 B. Exhibit 4: Consideration and Adoption of Resolution 2023-01, Canvassing and Certifying the results  
24 of the Landowner's Election of Supervisors

25 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Adopted  
26 **Resolution 2023-01, Canvassing and Certifying the results of the Landowner's Election of**  
27 **Supervisors** for the Hidden Creek Community Development District.

28 C. Exhibit 5: Consideration and Adoption of Resolution 2023-02, Amending the Designated Dates,  
29 Time, and Location for Regular Meeting of the Board of Supervisors for the FY 2022-2023

30 ➤ *Second Monday of the month at 6 pm at the Hilton located at 4328 Garden Vista Riverview*

31 On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board Adopted  
32 **Resolution 2023-02, Amending the Designated Dates, Time, and Location for Regular Meeting of the**  
33 **Board of Supervisors for the FY 2022-2023** for the Hidden Creek Community Development District.

34 D. Exhibit 6: Acceptance of the FY 2021 Audited Financial Statements

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board Accepted the **FY 2021 Audited Financial Statements Meeting** for the Hidden Creek Community Development District.

**FOURTH ORDER OF BUSINESS – Consent Agenda**

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the **consent agenda** for the Hidden Creek Community Development District.

- A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 10, 2022
- B. Exhibit 8: Ratification of Contracts

**FIFTH ORDER OF BUSINESS – Staff Reports**

- A. District Manager
  - Seats 1 and 2 are currently vacant.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved the **District Managers report** for the Hidden Creek Community Development District.

- B. District Attorney
  - There being none, the next item followed.
- C. District Engineer
  - There being none, the next item followed.

**SIXTH ORDER OF BUSINESS – Audience Comments - New Business– (limited to 3 minutes per individual)**

- There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS – Supervisors Requests**

- There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS – Adjournment**

Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board adjourned the meeting for the Hidden Creek Community Development District.

*\*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 \_\_\_\_\_.**



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**Signature**

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**Signature**

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**Printed Name**

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**Printed Name**

70 **Title:**   ☐ **Secretary**   ☐ **Assistant Secretary**

**Title:**   ☐ **Chairman**   ☐ **Vice Chairman**