

1 **MINUTES OF MEETING**

2 **PARK CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Park Creek Community Development
5 District was held on Thursday, February 18, 2021 at 6:00 p.m. at the Fairfield Inn & Suites Tampa
6 Riverview, 10743 Big Bend Road, Riverview, FL 33579.

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

8 Ms. Elliott-Moore called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Ryan Watkins	Board Supervisor, Chairman
11 Vinoo Naidu	Board Supervisor, Vice Chairman
12 Doug Draper (<i>via phone</i>)	Board Supervisor, Assistant Secretary
13 Dustin Cooper	Board Supervisor, Assistant Secretary

14 Also present were:

15 Tonya Elliott-Moore	District Manager, DPGF Management & Consulting
16 Larry Krause	DPGF Management & Consulting
17 Dana Collier	District Counsel, Straley Robin Vericker

18 *The following is a summary of the discussions and actions taken at the February 18, 2021 Park Creek CDD*
19 *Board of Supervisors Regular Meeting.*

20 **SECOND ORDER OF BUSINESS – Audience Comments**

21 A resident asked whether individual exhibits were available to the public, and Ms. Elliott-Moore
22 advised that these would be made available upon request. The resident asked whether exhibits and
23 minutes could be uploaded and provided on the website readily, and Ms. Elliott-Moore advised as
24 to ADA requirements for any materials published to District sites. The Board suggested that the
25 “materials available upon request” advisory be made more prominent in the future.

26 **THIRD ORDER OF BUSINESS – Consent Agenda**

- 27 A. Approval of the January 14, 2021 Regular Meeting Minutes
28 B. Acceptance of the December 2020 Unaudited Financial Report

29 On a MOTION by Mr. Watkins, SECONDED by Mr. Naidu, WITH ALL IN FAVOR, the Board approved
30 the ratification of Items A & B of the Consent Agenda for the Park Creek Community Development District.

31 **FOURTH ORDER OF BUSINESS – Business Matters**

- 32 A. Exhibit 1: Presentation of District Management Firms

- 33 • GMS – Tampa, LLC
34 • Inframark
35 • Rizzetta & Company

36 Ms. Elliott-Moore advised that DPGF’s final day of services would be March 14. Each company
37 representative provided a presentation of services and an overview of their personal experience,
38 with a question-and-answer section with the Board. The Board separately discussed each company
39 and their perceived level of care, with Mr. Naidu recounting each company’s visits to the District
40 and amenity center.

41 On a MOTION by Mr. Watkins, SECONDED by Mr. Cooper, WITH ALL IN FAVOR, the Board approved
42 moving forward with GMS – Tampa, LLC for District Management services, directing Mr. Naidu and Ms.
43 Collier to negotiate the contract with the vendor, for the Park Creek Community Development District.

44 **FIFTH ORDER OF BUSINESS – Administrative Matters**

45 A. Ratify POs and contracts #127, 129-130

46 Mr. Watkins asked whether the sign item was supposed to be under the HOA's purview, and Ms.
47 Elliott-Moore advised that the sign was an advisory in the right-of-way, and unrelated to
48 enforcement.

49 On a MOTION by Mr. Naidu, SECONDED by Mr. Cooper, WITH ALL IN FAVOR, the Board approved
50 the ratification of PO's and Contracts for the Park Creek Community Development District.

51 B. Exhibit 2: Ratify E-Verify Enrollment – Memorandum of Understanding

52 Ms. Collier advised that District Management had prepared and filed the documents for the
53 District's enrollment in E-Verify, and that this item was for ratification of that action.

54 On a MOTION by Mr. Watkins, SECONDED by Mr. Naidu, WITH ALL IN FAVOR, the Board approved
55 the ratification of the E-Verify Park Creek Community Development District.

56 **SIXTH ORDER OF BUSINESS – Staff Reports**

57 A. District Manager

58 Ms. Elliott-Moore noted that a field report had been provided, and that quotes for the trail would
59 be gathered and provided to the incoming District Management company. Discussion ensued. Ms.
60 Elliott-Moore additionally noted that she would be compiling a list of current and ongoing projects.

61 B. District Counsel

62 There being none, the next item followed.

63 C. District Engineer

64 There being none, the next item followed.

65 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business**

66 There being none, the next item followed.

67 **EIGHTH ORDER OF BUSINESS – Supervisors Requests**

68 Mr. Naidu suggested that the District look into installing a community sign to advertise CDD
69 meetings, additionally suggesting that the cost could be shared with the HOA allowing for them to
70 advertise HOA meetings as well. Ms. Elliott-Moore advised that the sign would need to be installed
71 in a CDD right-of-way, and requested for Mr. Naidu to send his location preference.

72 **NINTH ORDER OF BUSINESS – Adjournment**

73 Ms. Elliott-Moore asked for final questions, comments, or corrections before requesting a motion
74 to adjourn the meeting. There being none, Mr. Watkins made a motion to adjourn the meeting.

75 On a MOTION by Mr. Watkins, SECONDED by Mr. Naidu, WITH ALL IN FAVOR, the Board adjourned
76 the meeting for the Park Creek Community Development District.

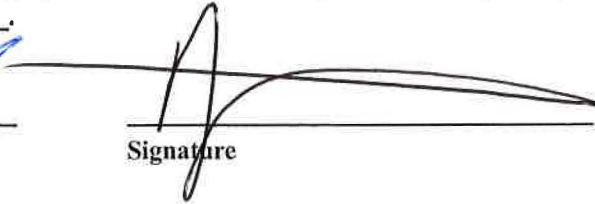
77 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
78 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
79 *including the testimony and evidence upon which such appeal is to be based.*

80 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
81 meeting held on _____.

82



Signature

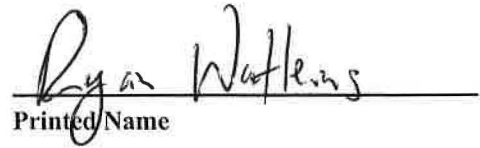


Signature

83



Printed Name



Printed Name

84 Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman