

**MINUTES OF MEETING
PARK CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Park Creek Community Development District was held on Tuesday, **July 13, 2021** at 6:02 p.m. at the Fairfield Inn & Suites Tampa Riverview, 10743 Big Bend Road, Riverview, Florida.

Present and constituting a quorum were:

Vinoo Naidu *by phone*
Dustin Cooper
Dreama Long
Daniel Hilburn

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Greenwood
Dana Collier *joined late*
Tonja Stewart
Amanda Ferguson
Mick Shepard

District Manager, GMS
District Counsel, Straley Robin Vericker
District Engineer
GMS
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Greenwood called the meeting to order and called the roll. Three supervisors were present at the meeting constituting a quorum. Mr. Naidu attended via phone.

SECOND ORDER OF BUSINESS

**Supervisors Requests and
Audience Comments on Specific
Items on the Agenda**

- **Supervisors Requests**

A question about a landscape issue, pond areas, and the scope of services being clear with everyone. A walk-through will be completed with Yellowstone.

Mr. Naidu suggested GMS oversee the pool security on weekends instead of using Allied security. Video will be checked to ensure that Allied was in place on the jobsite.

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- **Audience Comments**

Mr. Greenwood ask for audience comments. A resident asked if the landscaping company was doing the services; she had noted some issues.

Ms. Dana Collier joined the meeting at this time.

THIRD ORDER OF BUSINESS

Approval of Minutes of June 18, 2021 Meeting

Mr. Greenwood presented the June 18, 2021 regular meeting minutes and asked for any comments, corrections, or changes. District Council provided changes that will be reflected in the minutes. Dana Collier was not present at the last meeting, and her name will be removed.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the Minutes of the June 18, 2021 Board of Supervisors Meeting, as amended, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution
2021-09 Amending Resolution
2021-08 Changing the Date of the
Public Hearing for the Budget**

Mr. Greenwood noted the Public Hearing date would be changed due to the regular meeting date change. The new date will be the second Tuesday, August 10, 2021 at the same location.

On MOTION by Ms. Long, seconded by Mr. Naidu, with all in favor, Resolution 2021-09 Amending Resolution 2021-08 Changing the Date of the Public Hearing for the Budget to August 10, 2021 at the same location, was approved.

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FIFTH ORDER OF BUSINESS

Consideration of Proposal from Complete IT to Provide an Access Card System and Security Cameras

Mr. Greenwood noted at the last meeting that security issues were discussed, and this proposal will provide new access cards with two cards issued per household. Management and the Chairman recommended moving forward with this new system.

Mr. Naidu wanted each access card to have the name and address of the resident on them. Mr. Greenwood noted the cards would be \$6,368.90.

On MOTION by Mr. Hilburn, seconded by Ms. Long, with all in favor, the Complete IT Proposal to Provide an Access Card System and Security Cameras for \$6,368.90, was approved.

Mr. Greenwood noted this second motion to approve the installation of the additional 2 cameras with Complete IT for \$1,416.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the Complete IT Installation for \$1,416, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Collier had nothing further report.

B. District Engineer

Ms. Stewart stated she had researched the design of the pedestrian paths and found that due to poor design, over the years that washouts were occurring. A three-year-old report was found on having erosion repairs completed, that were sent to Mr. Greenwood and District Counsel. The subgrade was not properly stabilized, and she had suggested that ground penetrating radar be completed to assess what has happened.

Mr. Greenwood also added it needed to be researched by District Counsel.

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Mr. Naidu added he wanted to know if the County Inspector had approved things that should not have been approved. District Engineer added that she had tracked down an email from the Public Works department and noted that there were some inquiries about some erosion issues but was unclear of what work occurred. Discussion ensued around this being an old issue that should have Metro involved. District Counsel added she had made an official complaint regarding the trail and the runoff, and the way ditches were caving in 2019. This was added to the on-going paperwork. She added the bridge in without permit by DR Horton. District Counsel added that she was in a meeting in August 2019, and it was stated that the costs would be handled by another company. Discussion ensued about possible litigation on this issue. The Engineer will look into the total cost of the radar testing and completed work and will report back to the Board. It was noted the entire path had never been underwater, but flooding was evident.

C. District Manager

Mr. Greenwood stated that termination notice had been provided to Allied and GMS would staff at the pool and amenity area. He noted the public hearing in August would adopt the proposed budget.

D. Field Manager – Report

Mr. Shepard reviewed the Field Manager's Report. TECO landscaping had been corrected and irrigated, and the wasp nest was removed at playground. Action Item list was reviewed and provided to the board. A quote was provided to paint bathroom floors. Mr. Naidu questioned if the company should be billed, and Mr. Shepard clarified they were never charged.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the Installation of Painting for \$595, was approved.
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SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Mr. Greenwood noted all financials were provided to the Board. The Board had no further questions.

On MOTION by Mr. Cooper, seconded by Mr. Hilburn, with all in favor, The Check Register, was approved.

B. Balance Sheet & Income Statement

There were no further questions.

C. Special Assessment Receipt Schedule

There were no further questions.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
General Audience Comments**

- **Supervisors Requests**

Mr. Greenwood noted that invoices had been received to get through the Audit.

Vinoo Naidu

- Thanked GMS and Dana Collier for continued work
- Main entrance wanted bulletin board for announcements on CDD meeting dates and asking HOA to split costs. Discussion ensued on cost for electrical and what was needed.
- Copies of Keys to pool area for Board

- **Audience Comments**

Jim Borts

- Add the whole meeting minutes and complete agenda package uploaded
- Access Card cost for lost card
- The fountain circuit breaker
- Look at clock installed at the pool area – please send email to Mr. Greenwood

Kathy (11814 Myrtle Rock Drive)

- Free Library- Children and books at the amenity center

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- Ask about Budget for Community parties in the common area

NINTH ORDER OF BUSINESS

**Next Scheduled Board Meeting
is for August 10, 2021 at 6:00
p.m. at Fairfield Inn & Suites,
Riverview**

Mr. Greenwood reported that the next meeting will be held August 10, 2021 at 6:00 p.m., at Fairfield Inn & Suites, Riverview.


EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Greenwood asked for a motion to close the meeting.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the meeting was adjourned at 7:08 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman