

**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, **December 14, 2021** at 6:04 p.m. at the Fairfield Inn & Suites Tampa Riverview, 10743 Big Bend Road, Riverview, Florida.

Present and constituting a quorum were:

Ryan Watkins  
Vino Naidu *joined late*  
Dreema Long  
Daniel Hilburn  
Mark Savino

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also Present were:

Jason Greenwood  
Dana Collier *by Zoom*  
Clayton Smith

District Manager, GMS  
District Counsel  
Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Greenwood called the meeting to order and called the roll. Four supervisors were present at the meeting constituting a quorum.

**SECOND ORDER OF BUSINESS**

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

- **Supervisors Requests**

There being none, the next item followed.

- **Audience Comments**

Melanie Hendrix asked about the term of the new landscape services vendor.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of  
November 9, 2021 Meeting**

Mr. Greenwood presented the November 9, 2021 regular meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, the Minutes of the November 9, 2021 Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentations from Landscape  
Maintenance Service Providers**

- A. BrightView Landscape Services**
- B. Cardinal Landscaping**
- C. Floralawn**
- D. Prince & Sons**
- E. Sunrise Landscape**

Mr. Smith presented the scope of services for landscape maintenance providers. He discussed the basic essential needs for the District. He reviewed the proposals, the bids, and the current budget at \$104,340. He had narrowed the selection to Prince & Sons and Cardinal Landscaping based on budgeting and the specific District needs. After Board discussion, they decided to move forward with Cardinal Landscaping.

On MOTION by Mr. Watkins, seconded by Ms. Long, with all in favor, Termination of Yellowstone Landscaping, was approved.

On MOTION by Mr. Watkins, seconded by Mr. Naidu, with all in favor, Moving Forward with the Cardinal Landscape Proposal, was approved.

Ms. Collier discussed creating the new contract for Cardinal.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Collier had nothing further to report.

#### **B. District Engineer**

Mr. Greenwood noted the updates would be delayed to the January meeting. The Engineer will review the damage to the trail. He discussed the landscaping budget and the possible need for increases. He noted more holiday lighting would be added.

#### **C. Field Manager – Report**

Mr. Smith reviewed his Field Manager's report for the Board which included the installation of Christmas lights issue, irrigation issues, sod replacement, message boards, installation of outdoor library, gutter project date of installation, and landscaping enhancements. Discussion ensued on:

- Grout needed in shower area
- Vinyl fencing needs to be pressure washed
- Installation of vinyl fencing
- Child swing needs repair
- Parking lines in Amenity Center need to be resealed
- Hillsborough County issue regarding the depression

#### **D. District Manager**

There being none, the next item followed.

## **SIXTH 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. Watkins, seconded by Mr. Savino, 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.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and  
General Audience Comments**

- **Supervisors Requests**

- There were no Supervisors request at this time.

- **Audience Comments**

- Resident James – confirmed the new landscaping company start date. He wanted the check register posted. Mr. Greenwood noted this is all on website. He also asked about another life ring added in the pool. Amenity Center lighting concern,
  - Resident Lucy – landscaping planting issue, grass clippings in the ponds, Christmas lighting issue, and she noted the community did not have a voice in District decisions. Discussion ensued on how to reach out to District Management about concerns.
  - Josh Zeimamen – security lighting at the backside of the pool area. Mr. Greenwood noted they were looking into solar panel lighting. Sprinkler system timing. Mr. Greenwood noted the new company will investigate this issue. Bench and fence repair needed. He asked about the need for a community page. Ms. Collier discussed the legalities of Sunshine Law and social media forums. Newsletter was discussed.
  - Concern about the palm tree needs lighting.

December 14, 2021

Park Creek CDD

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Board Meeting  
is for January 11, 2022 at 6:00  
p.m. at Fairfield Inn & Suites,  
Riverview**

Mr. Greenwood reported that the next meeting will be held January 11, 2022 at 6:00 p.m., at Fairfield Inn & Suites, Riverview.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, the meeting was adjourned at 7:35p.m.

  
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Secretary/Assistant Secretary

  
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Chairman/Vice Chairman