

**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, **February 8, 2022** 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 *via Zoom*  
Dreama Long  
Daniel Hilburn  
Mark Savino

Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also Present were:

Jason Greenwood  
Dana Collier *by Zoom*  
Tonja Stewart *by phone*  
Clayton Smith

District Manager, GMS  
District Counsel  
District Engineer  
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 participated via Zoom.

**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**

- Resident commented she had concerns about the retention walls, erosion, sidewalk safety, foundation eroding that are a result of the trail issues.
- Resident commented on message board and not seeing Board meetings dates and times posted on it. Mr. Greenwood noted he would follow up with the issue. Ms. Long will discuss with Mr. Sheppard. Discussion ensued on the key to the Board and ensuring staff have access. Mr. Naidu commented the CDD does not have a Facebook and there is not official information on Facebook.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of  
December 14, 2021 Meeting**

Mr. Greenwood presented the December 14, 2021 regular meeting minutes and asked for any comments, corrections, or changes. Ms. Long provided information on spelling correction of Mr. Zimmerman to Mr. Greenwood. The Board had no other changes to the minutes.

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the Minutes of the December 14, 2021 Meeting, were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Ratification of Agreement with  
Cardinal Landscaping**

Mr. Greenwood noted the RFP process was headed by field management and there were five bids submitted. Cardinal Landscaping was approved and selected and has started work.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the Agreement with Cardinal Landscaping, was ratified.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution  
2022-03 Election of Officers**

Mr. Greenwood stated there was a new member to the GMS team, Jordan Lansford. She has been added as a Secretary for the District. He noted this would be an opportunity to change officers or they could stay the same.

Mr. Naidu suggested nominating Dreama Long as Chairman, himself as Vice-Chairman, and the others as Assistant Secretaries. Mr. Greenwood added he would be Assistant Secretary/Treasurer and Amanda Ferguson as Assistant Secretary, Sharon Henning as Assistant Treasurer and Jordan Lansford as Secretary.

On MOTION by Mr. Naidu, seconded by Mr. Hilburn, with all in favor, Resolution 2022-03 Election of Officers with Ms. Long as Chairman, Mr. Naidu as Vice Chair, Mr. Watkins, Mr Hilburn, Mr. Savion as Assistant Secretaries and Mr. Greenwood as Assistant Secretary/Treasurer, Amanda Ferguson as Assistant Secretary, Sharon Henning as Assistant Treasurer and Jordan Lansford as Secretary, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Collier stated there was nothing further to report.

**B. District Engineer – Community Trail Update**

Mr. Greenwood stated Ms. Stewart was on the phone but was not in a position to comment on the trail update with it being a capital expense. Ms. Stewart commented on the stormwater management system needs analysis which is due in June. She explained the process of the new requirement. She noted the District should plan to budget on aquatic planting added to the stormwater ponds to improve the quality and stabilize pond slopes. She asked the Board to read and review her report. The Board asked about budgeting for this report. Mr. Greenwood noted this was not planned for in this year's budget. It was noted the Board could take action on this in March. Mr. Greenwood will get the Reserve Study to Ms. Stewart.

**C. Field Manager – Report**

Mr. Greenwood reviewed the Field Manager's Report that was included in the agenda packet. The report included the bench repairs, front entry annuals have been placed, and the pressure washing in the community.

**D. District Manager – Line of Credit**

Mr. Greenwood stated when GMS took over management, they knew the budget was a concern. Since takeover the trail has been shut down due to concerns and budgeting issues. Discussion ensued on options and exploring the potential of applying for a line of credit from a bank. Mr. Greenwood noted in order to do that the District would have to plan that in future budgeting sessions for 1 to 5 years. After discussion the Board decided to make a motion to authorize applying for a line of credit.

On MOTION by Mr. Savino, seconded by Mr. Hilburn, with all in favor, Authorizing Staff to Explore Options for Obtaining a Line of Credit, was approved.

Mr. Greenwood stated the total cost of the trail, and all options would have to be considered.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Registers**

1. December 2021
2. January 2022

Mr. Greenwood reviewed the check registers from December and January. He noted an irrigation repair was included.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the Check Registers, were 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**

- Ms. Long commented that Hillsborough county had noted some erosion on the sidewalk on the main road and agreed it was a county issue. She asked when the County would repair it. Mr. Greenwood noted they could reach out to them. After discussion Ms. Long will send pictures and will walk property.
- Website issues and getting the issues worked out on posting meeting times and the Zoom link address corrected.
- Mr. Naidu commented on utility easement and the landscape problems that should be corrected.

• **Audience Comments**

- Resident wanted to ensure the landscape issues in her yard will be corrected.
- Resident commented on the election of officers and wanted to have the officers clarified.
- Several residents continued discussion of erosion and trail issues and who will pay for repair costs. The Board asked about pursuing the company to correct without going through litigation.
- Resident commented on a grassy part of the trail being unsafe.
- Resident commented on Hamilton transcripts.
- Resident commented on budget concerns. Mr. Greenwood explained bond process and noted he could provide this to the public.
- Resident (Brian, 10429 Riverdale Rise Drive) noted for the record that the Zoom hand raise feature was not working properly. He added that no resolution has been reached on the same issues and residents should not have to pay for an engineering problem.

**February 8, 2022**

**Park Creek CDD**

- Doreen (10409 Pleasant Spring Way) commented that the link was not working on the Zoom call and there is no raise hand feature. She asked that Zoom link be provided before the meeting. Mr. Greenwood replied that the website had the wrong address, and it will be corrected. Mr. Greenwood explained the raise hand feature.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Board Meeting  
is March 8, 2022 at 6:00 p.m. at  
Fairfield Inn & Suites, Riverview**

Mr. Greenwood reported that the next meeting will be held March 8, 2022 at 6:00 p.m., at Fairfield Inn & Suites, Riverview.


**TENTH ORDER OF BUSINESS**

**Adjournment**

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

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman