

**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, **May 10, 2022** at 6:03 p.m. at the Fairfield Inn & Suites Tampa Riverview, 10743 Big Bend Road, Riverview, Florida.

Present and constituting a quorum were:

Vinoo Naidu *by Zoom*
Daniel Hilburn
Mark Savino
Ryan Watkins

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Greenwood
Dana Collier *by Zoom*
Mick Sheppard *by Zoom*

District Manager, GMS
District Counsel
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 by Zoom.

SECOND ORDER OF BUSINESS

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

- **Supervisors Requests**

Supervisor expressed concerns regarding the depression by the mailbox. It was noted that Mick is working on providing an evaluation. He noted the county had been out to fix a few repairs, but they have been called again to redo that particular depression. No date was scheduled at this point.

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Mr. Naidu complimented GMS and Mick Sheppard on their promptness in responding to his request after their last Board meeting. He noted that the Zoom link was not visible and should be added to the website.

- **Audience Comments**

Resident James Borths commented on the minutes of April meeting and the Field Operation Manager completion of tree trimming in Park Creek. He noted there are still street trees hanging and untrimmed. Mick noted that the CDD owned trees were trimmed, but he needed the location of what trees still needed work.

A resident had a question about the \$1,300 utility bill.

Mark Hendricks commented on trees that need trimming near his property that he paid to have cut, and Mr. Young had stated he might be able to get a \$150 reimbursement. They will further investigate if the tree trimming on CDD property. Discussion ensued on exploration of what are CDD trees.

THIRD ORDER OF BUSINESS

Approval of Minutes of April 12, 2022 Meeting

Mr. Greenwood presented the April 12, 2022 regular meeting minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

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| On MOTION by Mr. Hilburn, seconded by Mr. Savino, with all in favor, the Minutes of the April 12, 2022 Meeting, were approved. |
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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-05 Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing for Adoption (budget to be provided under separate cover)

Mr. Greenwood presented the Fiscal Year 2023 budget to the Board. He noted this is a high-water mark and this budget does not get adopted until later in the year.

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Discussion ensued regarding the budget and the reserve study, taking a line of credit, and completing the trail. Mr. Greenwood suggesting putting \$60,000 in the reserve and only doing a 14%. This would increase the assessment of the 50 foot lots to \$174, 60 foot lots to \$209 and 70 foot lots to \$244. Mr. Greenwood commented with a 14% increase it is an increase of around \$17-\$18/month. Discussion continued on the community wanting a trail, how much is needed in the reserve, and if a line of credit should be used for the completion. Mr. Greenwood stated that Park Creek's recommended contribution to the reserve for 2023 is \$41,000, and 2024 is \$43,000. The Board wanted to review electricity and street lighting in a future meeting. After discussion the Board decided on a 14% increase. Mr. Greenwood suggested the public hearing be on July 12, 2022 at 6:00 p.m. at the same location.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, Resolution 2022-05 Approving the Proposed Budget for Fiscal Year 2023 with a 14% Increase and Setting a Public Hearing for Adoption on July 12, 2022 at 6:00 p.m. at the same location, was approved as amended.

Mr. Naidu asked about the insurance claim and landscape replacement. Mr. Greenwood noted it was still in progress.

FIFTH ORDER OF BUSINESS

Discussion of Line of Credit with Regions

Mr. Greenwood noted this would be an option but did not need further discussion.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Collier noted that the line of credit would need to be coordinated with Bond Counsel.

B. District Engineer

Mr. Greenwood stated the stormwater needs analysis report is complete and has been submitted by the District Engineer.

On MOTION by Mr. Hilburn, seconded by Mr. Savino, with all in favor, Accepting the Stormwater Needs Analysis Report, was approved.

C. Field Manager

1. Field Report

**This item was taken out of order and moved to Item #4.*

Mr. Sheppard reviewed the Field Report that included the palm pruning completion, the message center magnetic board installation, purchase of letters, amenity center address sign installation, GMS information sign installation, playground bench painted and wood replacement, pool signage installation, sod replacement proposals from Cardinal, pressure washing, pool furniture proposals, car fire incident, vinyl fence proposals, and landscape enhancements.

The car incident created some sod issues, and a tree was infected. Discussion ensued on follow-up with insurance claim for towing company and sod proposal costs seemed high. Decision was made for GMS to purchase the letters for the message boards.

2. Consideration of Sod Replacement Proposals

Mr. Sheppard discussed the sod replacements and after discussion it was decided to pursue a final area and costs.

D. District Manager

Mr. Greenwood stated they were working on the budget and continuing to work with disgruntled residents and how to respond.

1. Number of Registered Voters in the District – 654

Mr. Greenwood noted it is a requirement to annually state the number of registered voters residing in the District. As of April 15, 2022 there were 654 registered voters in the District.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

Mr. Greenwood presented the check register.

On MOTION by Mr. Hilburn, 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.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and
General Audience Comments**

- **Supervisors Requests**

Supervisors requested communication to the residents on the proposed increase of the budget. Mr. Greenwood noted they would provide email and mailed notice

Mr. Naidu complimented GMS and staff on the great job they have done and complimented their responsiveness to Board concerns.

- **Audience Comments**

Resident (10045 Park Meadow Brooke Drive) commented on the trees and how to replace. She was advised on how to proceed with HOA on the replacement.

Mark Hendricks commented on the car fire incident and noted the damage to the road would also need repair.

Resident commented on County repairing the erosion and if this was the same area. She asked about budget public hearing date. Mr. Greenwood replied on the process for how this would work. It was noted mailed notices would go out explaining the proposed assessment increase.

Resident commented on discussion of the trail, pool furniture, and other expenditures. He commented on the possibility of tracking the pool furniture that is stolen by tagging. He added comments about the depressions and the possibility of having

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protection to the fire hydrant by having a fence installed. He also commented on a life ring at the pool.

NINTH ORDER OF BUSINESS

**Next Regularly Scheduled
Meeting is June 14, 2022 at 6:00
p.m. at Fairfield Inn & Suites,
Riverview**

Mr. Greenwood reported that the next meeting will be held June 14, 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 Mr. Hilburn, seconded by Mr. Watkins, with all in favor, the meeting was adjourned at 7:58 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman