

**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, **January 12, 2023** at 6:00 p.m. at the Fairfield Inn & Suites Tampa Riverview, 10743 Big Bend Road, Riverview, Florida.

Present and constituting a quorum were:

Dreama Long  
Vino Naidu  
Daniel Hilburn  
Mark Savino  
Ryan Watkins

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also Present were:

Jason Greenwood  
Vivek Babbar *by Zoom*  
John Monahan *by Zoom*  
Tonja Stewart *by Zoom*

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Greenwood called the meeting to order and called the roll. Five 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 were no Supervisor requests.

- **Audience Comments**

Mr. Greenwood stated for the record that there were no audience members present on Zoom or in person at the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of  
December 13, 2022 Meeting**

Mr. Greenwood presented the meeting minutes from the December 13, 2022 meeting and asked for any comments or corrections from the Board members. The Board had no changes to the minutes.

On MOTION by Mr. Hilburn, seconded by Mr. Savino, with all in favor, the Minutes of the December 13, 2022 Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Babbar didn't have any follow-up items from the last Board meeting and had nothing new to report and offered to answer any questions.

**B. District Engineer**

**1. Discussion of Updates to the Trail**

Ms. Stewart stated that they had met with Cornerstone on site to walk the trail and there hasn't been much change to the washout to when this discussion started a year ago. A main concern is there is very limited path for access and very little width for repair work and equipment. Cornerstone proposed to leave it as a natural type of trail as opposed to a concrete pedestrian trail due to the belief that it will be difficult to get concrete back there. They would leave the worst area with rope and signage of "Do Not Enter" and reroute the mulch path so it's a more flat and stable condition that could be utilized without having to go through the trouble and labor of removing the old path or trying to create a new concrete path. Moving in that direction would cost approximately \$17,989.00. It is advised that the area would be cleaned up and mowed to monitor the area and keep it maintained.

Mr. Naidu suggested a gravel path as instead of pine bark. Ms. Stewart will follow up with the contractor to see if there is an option for gravel. Ms. Stewart did add that she wasn't sure there was still a need for a geotechnical engineer because the area seems to be stable, but they can follow up on that and it would cost a few thousand dollars. It is important to expose the creek to monitor its condition over time and Mr. Sheppard was going to talk to Cardinal to provide the services of getting it cleaned up and keeping it maintained as part of the landscaping services. Mr. Greenwood stated that if this were to be approved, it would be in three steps, and he suggested that they get all the proposals in line and bring it back for approval when it is ready. The discussion continued between staff and the Board to clarify details and to make sure everyone understood what the proposal would look like. The Board did request that proposals be ready for final decision making by the next regularly scheduled meeting which is in March.

Mr. Greenwood asked District counsel advice about reaching out to the small number of residents that will be asked to help minimize the downspout. Mr. Babar noted that it would probably make more sense of a letter coming from the HOA instead of the CDD as long as the HOA is willing. If they are not willing the CDD can draft a letter, but they will allow for language that the HOA would have to have approval. Mr. Naidu plans to talk to the residents personally.

### **C. Field Manager**

#### **1. Report**

Mr. Sheppard was not present but communicated with Mr. Greenwood and stated that the bridge repair is complete along with the ceiling in the women's restroom. The address sign has been installed at the amenity center. Mr. Naidu added that the amenity center parking has been repaved and stained. Mr. Naidu also noted that there is a tree that will need to be removed and will send an email addressing the issue.

#### **2. Consideration of Proposals for Playground Mulch (to be provided under separate cover)**

##### **i. Cardinal Landscaping**

##### **ii. American Mulch**

Mr. Greenwood noted that they are still unable to get the amount needed for the rubber material for the playground due to a shortage. The Board would like to keep the

rubber mulch in mind for the future whenever that can be an option because redoing the traditional mulch every year or so is an unwanted cost. The proposals were not provided under separate cover because they were unable to acquire the material to give a quote. The Board decide to assign Mr. Savino the responsibility of deciding when the most cost-effective proposal does come in. Mr. Greenwood wanted to communicate that the last time they looked at rubber versus pine bark mulch was several thousand dollars more.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, Moving Forward with the Most Cost-Effective Pine Bark or Wood Mulch Option and Allowing Mark Savino Authority to Decide, was approved.

**D. District Manager**

Mr. Greenwood noted there was a violation form the County about a commercial vehicle being parked in an unauthorized area. Mr. Greenwood is looking into it and will give more information when he has it. There was no cost associated with the violation at this time.

**FIFTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Register**

Mr. Greenwood presented the check register and asked for any questions from the Board. There being none, he asked for a motion of approval.

On MOTION by Ms. Long, 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.

## **SIXTH ORDER OF BUSINESS**

### **Supervisors Requests and General Audience Comments**

#### **Supervisors Requests**

- Mr. Naidu wants to come up with a system for possible changing orders involving the trail for speedy approval and assigning a Board member to do that.
- Mr. Naidu noted that the HOA submitted a request from the social committee for uses of CDD property, the first event which is fitness walk in the neighborhood, should be sent back as not approved because it has nothing to do with the CDD or use of CDD property.
- The Board discussed the different events being requested by the social committee and noted that none of the events are after hours.

On MOTION by Mr. Naidu, seconded by Mr. Hilburn, with all in favor, Adding Adult Bingo Night to Community Events and Approving Events Presented Disregarding the First Event, was approved.

#### **Audience Comments**

No audience members were present for comments.

## **SEVENTH ORDER OF BUSINESS**

**Next Regularly Scheduled  
Meeting is March 9, 2023 at 6:00  
p.m. at Fairfield Inn & Suites,  
Riverview**

Mr. Greenwood reported that the next regularly scheduled meeting will be held on March 9, 2023 at 6:00 p.m.

## **EIGHTH ORDER OF BUSINESS**

### **Adjournment**

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

On MOTION by Mr. Hilburn, seconded by Mr. Savino, with all in favor, the meeting was adjourned.

January 12, 2023

Park Creek CDD



Secretary/Assistant Secretary



Chairman/Vice Chairman