

**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 Thursday, **September 14, 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 *by Zoom*
Ryan Watkins
Mark Savino
Daniel Hilburn

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also Present were:

Jason Greenwood
Brian Young
Mick Sheppard
Vivek Babbar

District Manager, GMS
GMS
GMS
District Counsel

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. Mr. Naidu joined via Zoom.

SECOND ORDER OF BUSINESS

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

Supervisors Requests

Mr. Naidu asked that they later on vote on the current structure of Board Directors.

Audience Comments

Mr. Young asked that the resident suspension under place be lifted after further conversation occurred. The banned residents gave their comments, explaining what happened regarding the birthday party incident. He also noted that the ban was against policy, as the policy states that a warning is for first time offenders and suspension is for second offenses. This had been the resident's first time, and then noted he was suspended a second time for something that was a misunderstanding. Mr. Naidu agreed with the resident and asked that the ban be lifted immediately. He also apologized to the family but reminded them that, in the future, residents are required to make a reservation when using those types of amenities at the CDD.

On MOTION by Ms. Long, seconded by Mr. Savino, with all in favor, the Lift of the Resident Suspension, was approved.

THIRD ORDER OF BUSINESS

**Approval of the August 10, 2023
Meeting Minutes**

Mr. Greenwood presented the regular Board meeting minutes from August 10, 2023. There were no corrections to the minutes.

On MOTION by Mr. Long, seconded by Mr. Naidu, with all in favor, the Minutes of the August 10, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Discussion of Amenity Rental
Fee Change & Setting a Date for
the Public Hearing**

Ms. Long explained that the rental fee for residents was currently \$300, while nonresidents had to pay \$300 down plus \$25 an hour. She added that the deposit gets returned to the nonresident at the end of use if there is no damage. Mr. Greenwood noted that there was a resident that thought that there was a fine issue but clarified that there wasn't one. The Board confirmed that the above language was stated in the policy, but that they would specify that the \$25 and hour was for nonresidents only.

The Board decided to set the date of the public hearing for the November 9th.

On MOTION by Mr. Hilburn, seconded by Ms. Long, with all in favor, Setting the Public Hearing for November 9, 2023, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Babbar stated he had nothing to report but would be happy to answer any questions.

B. District Engineer

Mr. Greenwood noted that the nature trail had not been completed yet because there was an issue with one of the vendors.

C. Sitex Aquatics

It was noted that the Forest Brooke CDD needed to be removed from the report.

D. Field Manager

Mr. Sheppard gave his report, noting that the pergolas at the front of the CDD had been sealed, as well as the trail benches being repaired. He also added that the amenity pool furniture had been repaired as well, however Ms. Long noted that there were two chairs in the closet by the pool that needed to be repaired as well. In-progress items included the installation of sod, bathroom floors, the trail project, and the pool rule sign. Ms. Long discussed issues that she has seen around the CDD as far as maintenance, and those included people stealing plants at the front of the entrance, as well as the culvert next to the trail was collapsing.

E. Amenity Manager

Mr. Young reviewed his report, noting that they were still trying to find a replacement for Rachel. Mr. Greenwood noted that Ms. Long had put in her application and resume to become the new amenity manager, and that if that did happen, she would resign from the Board. Discussion ensued about the Board seats and the appointment of

new Board members, and they decided that they would discuss further at the next meeting and would keep accepting resumes.

F. District Manager

- Mr. Greenwood made comments about accomplishments in the field.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

- Mr. Greenwood presented the check register and asked for a motion to approve.

On MOTION by Mr. Naidu, seconded by Mr. Savino, with all in favor, the Check Register, was approved.

B. Balance Sheet & Income Statement

- Mr. Greenwood presented the balance sheet and income statement.

C. Special Assessment Receipt Schedule

- There were no further questions.

SEVENTH ORDER OF BUSINESS

**Supervisors Requests and
General Audience Comments**

Supervisors Requests

Supervisor Naidu asked that they vote on the Board structure, and Mr. Greenwood replied that they would do that at the next meeting.

Audience Comments

Audience comments were made on the election process would work as far as terms and policies. Another resident expressed his concern about lack of communication with CDD management, and it was later explained that there was an email issue. Comments were also made on lawncare maintenance.

EIGHTH ORDER OF BUSINESS

**Next Regularly Scheduled
Meeting is October 12, 2023 at
6:00 p.m. at Fairfield Inn &
Suites, Riverview**

Mr. Greenwood reported the next regularly scheduled meeting will be held on October 12, 2023 at 6:00 p.m. at the Fairfield Inn & Suites, Riverview.

NINTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Long, seconded by Mr. Hilburn, with all in favor, the meeting was adjourned at 7:34 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman