

**CREEK PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

May 15, 2023, Minutes of the Special Meeting

MINUTES OF THE SPECIAL MEETING

The Special Meeting of the Board of Supervisors for the Creek Preserve Community Development District was held on **Monday, May 15, 2023, at 6:00 p.m. at the Creek Preserve Clubhouse located at 16702 Kingman Reef St, Wimauma, Florida 33598**

1. CALL TO ORDER

Rick Reidt called the Special Meeting of the Board of Supervisors of the Creek Preserve Community Development District to order on **Monday, May 15, 2023, at 6:00 p.m.**

Board Members Present and Constituting a Quorum:

Tonya Ellis	Chairman
Leo Ryan	Vice-Chair
Jocelyn Cherry	Supervisor
Liz Camacho	Supervisor
Marcia Pollard-Hampton	Supervisor

Staff Members Present:

Rick Reidt	Incoming District Manager, Inframark
Heather Dilley	Outgoing District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Kathryn Hopkinson	District Counsel, Straley Robin Vericker

There were approximately 30 audience members in attendance and four via conference call.

2. PUBLIC COMMENTS

All residents made comments and following is the summary as many concerns were repeated.

The residents expressed concerns with the following, maintain control of the pool area, fence is too short, drag racing on entry roadway, renters using the clubhouse and facilities, golf carts and ATV's in neighborhood, rental rights and air B&B, mailbox areas unkept, parking long term in clubhouse lot when not using facilities, removing rocks from pool area, need for more garbage receptacles in the community, video surveillance needed, more trash cans in facility and clubhouse, security, staffing needs, and minimize budget impact.

3. STAFF REPORTS

A. District Counsel

i. Discussion on Rules & Policies for Amenity Facility

Ms. Hopkinson reviewed sunshine laws and brief training for the Board, she also reviewed the desired rule changes the Board would like to see and will bring back a proposal on revisions to the June meeting for possible action.

B. District Engineer

Mr. Reidt reported the sun pavers quote, and plan of action was approved by the engineer and agreement revised by legal. Although the dollar amount has already been approved Mr. Reidt requested ratification of adjustments for the chair to sign.

MOTION TO:	Ratify the adjustment of agreement with Sun Pavers for the Chair to sign.
MADE BY:	Supervisor Ellis
SECONDED BY:	Supervisor Ryan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

4. BUSINESS ITEMS

A. Consideration of Resolution 2023-06; Re-Designation of Officer

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2023-06 as stated.
MADE BY:	Supervisor Ellis
SECONDED BY:	Supervisor Ryan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Consideration of Resolution 2023-05; Re-Designating Officers

C. Consideration of Resolution 2023-07; Adopting a Revised FY 2022-2023 Meeting Schedule

The Board reviewed and discussed the resolution. Ms. Dilley discussed the designated officer's position for the Board of Supervisors for the Creek Preserve CDD. Adopting Revised FY 2022-2023 Meeting Schedule. The Board reviewed preferred meeting times and determined a 6pm start would be preferred.

91 MOTION TO: Approve the schedule meeting time and determined a
92 6 P.M. start would be preferred.
93 MADE BY: Supervisor Ryan
94 SECONDED BY: Supervisor Cherry
95 DISCUSSION: None further
96 RESULT: Called to Vote: Motion PASSED
97 5/0 - Motion Passed Unanimously

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99 **D. Consideration of Resolution 2023-08; Spending Resolution**

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101 The Board reviewed and discussed the resolution.
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103 MOTION TO: Approve Resolution 2023-07 as stated.
104 MADE BY: Supervisor Ryan
105 SECONDED BY: Supervisor Ellis
106 DISCUSSION: None further
107 RESULT: Called to Vote: Motion PASSED
108 5/0 - Motion Passed Unanimously

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110 **E. Consideration of Resolution 2023-09; Approving FY 2024 Proposed Budget**
111 **& Setting Public Hearing**
112

113 The Board reviewed the budget adding full time manager position and some hours for part time
114 coverage on weekends. This increased the not to exceed budget to \$618,948.00.
115

116 MOTION TO: Approve resolution as amended with new value and
117 start time of 6 P.M.
118 MADE BY: Supervisor Ellis
119 SECONDED BY: Supervisor Pollard-Hampton
120 DISCUSSION: None further
121 RESULT: Called to Vote: Motion PASSED
122 5/0 - Motion Passed Unanimously

123
124 **F. Announcement of Qualified Electors**
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126 Mr. Reidt made the official announcement of qualified electors to the Board.
127

128 **G. General Matters of the District**
129

130 There were no additional general matters of the district currently.
131

132 **5. CONSENT AGENDA ITEMS**

133 **A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting**
134 **April 06, 2023**

135 **B. Consideration of Operation and Maintenance Expenditures March 2023**

136 **C. Review of Financial Statements Month Ending March 31, 2023**

137

138 The Board reviewed the consent agenda items.

139

140	MOTION TO:	Approve the Consent Agenda Items A through C.
141	MADE BY:	Supervisor Ellis
142	SECONDED BY:	Supervisor Ryan
143	DISCUSSION:	None further
144	RESULT:	Called to Vote: Motion PASSED
145		5/0 - Motion Passed Unanimously

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147 **6. MANAGEMENT REPORTS**

148 **A. District Manager**

149 *i. Action Item List*

150 *ii. Landscape and Site Audit*

151 *iii. Aquatic Service Report*

152 *iv. Community Inspection Reports*

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154 Mr. Reidt reviewed action item list, landscape and site audits, aquatics reports and community
155 inspection report with the Board.

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157 **7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

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159 Supervisor Camacho expressed concerns over low lighting at entry. That would be the
160 Hillsborough County however Mr. Reidt will check on cost to increase sign lighting at entrance.
161 A discussion ensued in general regarding fence height. The Board determined to hold on that
162 following staffing and security measures.

163

164 The Board stated that there are some fence debris near entry which needs to be cleared.

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166 **8. ADJOURNMENT**

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168	MOTION TO:	Adjourn the meeting at 8:26 P.M.
169	MADE BY:	Supervisor Ryan
170	SECONDED BY:	Supervisor Ellis
171	DISCUSSION:	None further
172	RESULT:	Called to Vote: Motion PASSED
173		5/0 - Motion Passed Unanimously

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177 **Please note the entire meeting is available on disc.*
178
179 **These minutes were done in summary format.*
180
181 **Each person who decides to appeal any decision made by the Board with respect to any matter*
182 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
183 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
184 *based.*

185
186 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
187 **noticed meeting held on June 19, 2023.**


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190 

191 **Signature**
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193 
194 **Printed Name**

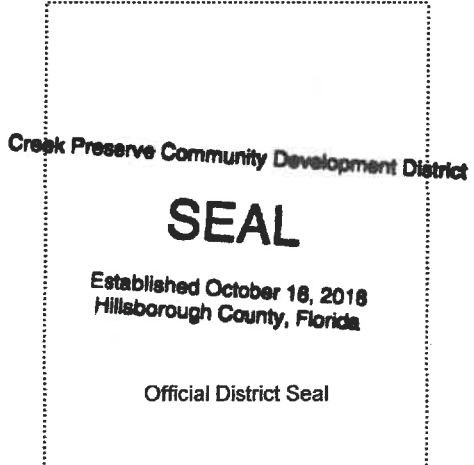
195
196 **Title:**
197 **Secretary**
198 **Assistant Secretary**

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Signature

Printed Name

Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator



Signature
6-30-23
Date