

PARK CREEK

COMMUNITY DEVELOPMENT DISTRICT

C/O DPGF 15310 Amberly Drive, Suite 175, Tampa, FL 33647 PH: 813-418-7473

July 19, 2018

To: Residents of Park Creek
From: Park Creek Community Development District (CDD) Board of Supervisors
Re: Response to Resident Concerns and Questions

Dear Residents:

This letter is sent to you on behalf of the Park Creek Community Development District Board of Supervisors in response to recent comments and correspondence from the residents of Park Creek. We want to thank you for bringing these items to our attention so that we can work through meaningful solutions to ensure a high-quality community. The CDD Board takes its responsibility of community outreach and satisfaction seriously, so in response we have already taken measures to address these items as it pertains to the amenities, common area landscape, overall maintenance and repair of storm erosion damage.

In regard to concerns expressed by our residents about the level of maintenance of the club amenity and common area landscaping, the CDD Board hears you loud and clear and has authorized the necessary actions to quickly address those areas. We will be repairing or replacing anything flagged as damaged and moving forward, the CDD has required an increase in monitoring, reporting and servicing with our vendors who are under contract with the CDD. Our residents expect Park Creek to be much better maintained and it is the CDD Board and CDD staff's responsibility to make sure that it is.

Concerning the erosion damage to a portion of the trail system and storm water management control elements caused by last year's heavy storm season, both the Engineer of Record (EOR) and the District Engineer (DE) are completing their respective reviews and recommendations to DPGF, the District Manager. We anticipate completion of these reports in 6-8 weeks, at which time we will be back in touch with you regarding these recommendations, options and next steps. In the meantime, for your safety, please do not access that portion of the trail. Instead, please utilize the trails in the southern portion of the community. Although not part of the original plan, Metro had these additional trail paths installed for the use and enjoyment of our residents.

As expressed at the beginning of this letter, the CDD Board sincerely appreciates the willingness of Park Creek residents who make the time and effort to attend CDD meetings and interact with the CDD Board and DPGF. On behalf of the CDD Board, I wish to thank all the residents of Park Creek for your interest in this community and look forward to your continued input. Also, for the benefit of our residents, enclosed with this letter is informational background associated with the development of Park Creek.

Sincerely,



Paul Cusmano

DPFG Management & Consulting LLC

Informational background associated with the development of Park Creek:

The original design, permitting and development of Park Creek was managed by Metro Development Group (Metro). Metro also facilitated the sale of completed finished lots to the home builders with the last lot closing in June 2017. At the initial set-up and planning of a community, such as Park Creek, the developer will also proceed with setting up both a CDD and a Home Owners Association (HOA) on the property.

A CDD is a local unit of special purpose government that has taxing powers and can issue special assessment bonds to finance costs associated with public infrastructure. The Park Creek CDD was established by the Hillsborough County Board of County Commissioners on March 5, 2013, and the CDD Board of Supervisors will start transitioning to resident members beginning no later than the 2020 general election.

The Park Creek of Hillsborough County HOA was incorporated to establish and administer the association's covenants, conditions and restrictions that are recorded over the Park Creek property and each residential lot. The requirements for transitioning the association to resident board members have been met and the turnover procedure can commence. Metro has contacted the association manager, Titan Management, to initiate the turnover process and once the necessary meetings are scheduled, the appropriate notices will be sent out to the residents.