



Rizzetta & Company

Channing Park Community Development District

Board of Supervisors' Special Meeting July 28, 2022

District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.channingparkcdd.org

CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT AGENDA

Board of Supervisors	Michael Basso Steven Kelly Gary Randolph Sr. Toby Johnson Jeremey Linney	Chairman Vice Chairman Asst. Secretary Asst. Secretary Asst. Secretary
District Manager	Jerry Whited	Rizzetta & Company, Inc.
District Attorney	Lauren Gentry	Hopping Green & Sams, P.A.
Interim Engineer	Kyle Clawson	Atwell Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813)533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578
www.channingparkcdd.org

**Board of Supervisors
Channing Park Community
Development District**

July 25, 2022

REVISED FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Channing Park Community Development District will be held on **Thursday, July 28th, 2022, at 4:00 p.m.** to be held at the Channing Park Recreation Center Located at 17358 Chelsea Downs Circle, Lithia, FL 33547. If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950. The following is the final agenda for this meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of CDD & CPPOA Maintenance Agreement....Tab 1
 - B. Discussion to approve CDD Representative for future discussion with CPPOA on Maintenance Agreement
 - C. Consideration of the District's 2022/2023 Fiscal Year Budget
- 4. SUPERVISOR REQUESTS**
- 5. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Jerry Whited

Jerry Whited
District Manager

Tab 1

FRISCIA & ROSS, P.A.

Attorneys and Counselors at Law
SUITE 250
5550 WEST EXECUTIVE DRIVE
TAMPA, FLORIDA 33609

FRANCIS E. FRISCIA*
BRENTON J. ROSS
JOHN J. CAVALIERE, III

**Board Certified in Condominium
and Planned Development Law*

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July 21, 2022

Via Email: lauren@kelawgroup.com

Channing Park CDD

c/o Lauren Gentry

Re: Channing Park Property Owners Association, Inc.

Dear Ms. Gentry,

As you know, this law firm represents the interests of Channing Park Property Owners Association, Inc. (the "Association"). Per our recent telephone discussion, the Association makes the following proposal to the Channing Park CDD ("CDD") for a new maintenance agreement between the parties. The Association proposes to undertake all CDD maintenance obligations, except the stormwater system, in exchange for \$20,000.00 annually. It is believed that the CDD is currently budgeting funds for the maintenance the Association proposes to undertake.

For example, in the 2022/2023 CDD budget, the CDD budgeted \$5,000.00 for trails and \$14,114.00 for an undefined maintenance "contingency", which totals \$19,114.00. If the association agrees to undertake the maintenance obligations of the CDD, excluding the stormwater system, the Association does not want to assess its residents an additional \$19,114.00 in addition to the CDD collecting \$19,114.00 for work that the CDD is no longer obligated to perform. Rather than double charge the residents, the Association proposes to undertake all of the CDD maintenance obligations in the community, less the storm water maintenance, in exchange for the \$20,000.00 that the CDD is currently budgeting for trails and unidentified contingencies. As you know, the current maintenance agreement requires the CDD to pay the association \$10.00 per year for the maintenance that the Association was undertaking on the CDD's behalf.

The Association believes that this proposal will solve several problems:

1. The Association proposes to handle all the maintenance for the community, except storm water maintenance, making the billing and scheduling of contractors easier on both parties.
2. If the proposal is accepted by the CDD, the Association will not need to raise assessments for the community to cover the CDD maintenance items that the CDD is already budgeting \$19,114.00 for. The funds budgeted by the CDD for those items will ensure that the maintenance is being provided for the entire community, without double charging residents, which will make the Channing Park community a nicer place to live.

If the proposal is accepted, the Association requests that the parties draft a new maintenance agreement to reflect the additional responsibilities of the Association. Additionally, the Association proposes that the new agreement accurately reflect ownership and boundary lines, as the current maintenance agreement does not apparently reflect correct ownership of certain parcels in the community.

I understand the Association's board plans to attend the CDD meeting on July 28, 2022 to further discuss the proposal. If you have any questions or concerns, kindly let me know.

Very truly yours,
FRISCIA & ROSS, P.A.



Brenton J. Ross
Email: brross@frpalegal.com

BJR/ag

cc: Channing Park Property Owners Association, Inc.