

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

November 28, 2018 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, November 28, 2018 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. CALL TO ORDER/ROLL CALL

Eric Davidson called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, November 28, 2018 at 6:33 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chair
Suzanne DeCopain	Supervisor
Daniel Fleary, Jr.	Supervisor
Lawrence T. Hollis	Supervisor
Koko Miller	Supervisor

Staff Members Present:

Eric Davidson	Meritus	
Scott Steady	District Counsel	
Josh McGarry	Aquatic Systems	
Celia Nichols	Nichols Landscape Architecture	<i>via speakerphone</i>

There was one audience member present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Steady went over the Sunshine Laws, Code of Ethics, and keeping records with the new Board members.

B. District Engineer

There was nothing report from the Engineer at this time.

49 **4. BUSINESS ITEMS**

50 **A. Consideration of Resolution 2019-03; Supplementing Assessments Levied**
51 **Pursuant to Resolution 2004-11**

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53 Mr. Davidson and Mr. Steady went over the resolution. Mr. Steady went over the timeline.
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MOTION TO:	Approve Resolution 2019-03
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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62 **B. Consideration of Resolution 2019-04; Supplementing Assessments Levied**
63 **Pursuant to Resolution 2018-10**

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65 Mr. Davidson and Mr. Steady went over the resolution. Mr. Steady explained that this is for the
66 assessments for the amenity center. He continued to go over information about the assessments
67 in detail. The Board asked some questions, and Mr. Steady answered.

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69 *The full discussion is available on audio recording.*
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MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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78 *Mr. Steady left the meeting.*

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80 **C. Discussion with Aquatic Systems**

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82 Josh McGarry with Aquatic Systems provided an update on the ponds. He went over the pond in
83 Summerwood where there was a couple of acres of growth at the pond in a matter of a few
84 months. They were able to reduce the growth by 95% and are working to ensure it doesn't come
85 back. They also tested the nutrient levels to see why the growth happened. The bottom isn't
86 getting enough oxygen. He recommended budgeting for aeration in that pond for the next budget.
87 Mr. McGarry will get a price for aeration before the budget meeting in May.

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89 The Board asked Mr. McGarry some questions about the ponds, and Mr. McGarry answered.

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91 *Mr. McGarry left the meeting.*

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93 **D. Capital Improvements Update**
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95 Celia Nichols with Nichols Landscape Architecture went over that she had received two
96 proposals for the landscaping at the monuments. The proposals are from Sunrise and LMP. She
97 is working on lowering LMP's price. She is also working on pricing for the lighting. Mr. Howell
98 recommended going with LMP. The plan is for the work to be started after the holiday lights are
99 taken down in early January. Ms. Nichols went over some of the details of the project, including
100 which monuments were included. The Board asked Ms. Nichols some questions, and Ms.
101 Nichols answered.

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103 Supervisor Ward asked Ms. Nichols to check with Mr. Howell as to why Pine Ridge and
104 Baywood are excluded. Supervisor Ward wanted to make sure there is some consistency with all
105 of the monuments.
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107	MOTION TO:	Have the management company and Ms. Nichols
108		negotiate with LMP or Sunrise for the monuments
109		that are to be landscaped, get new lighting, and have
110		new irrigation.
111	MADE BY:	Supervisor Ward
112	SECONDED BY:	Supervisor Hollis
113	DISCUSSION:	None further
114	RESULT:	Called to Vote: Motion PASSED
115		5/0 - Motion passed

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117 Ms. Nichols asked the Board if they could authorize her to negotiate with LMP specifically.
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119	MOTION TO:	Amend the previous motion to authorize Ms. Nichols
120		to negotiate with just LMP.
121	MADE BY:	Supervisor Ward
122	SECONDED BY:	Supervisor Fleary
123	DISCUSSION:	None further
124	RESULT:	Called to Vote: Motion PASSED
125		5/0 - Motion passed

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127 *Ms. Nichols left the meeting via conference call.*
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129 **E. Consideration of Resolution 2019-05; Re-designating Officers**
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131 Mr. Davidson went over the resolution with the Board. Brian Lamb with Meritus will serve as
132 the Secretary, Eric Davidson will serve as the Treasurer, and Brian Howell will serve as an
133 Assistant Secretary. The Board discussed the officers.
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MOTION TO: Appoint Supervisor Fleary as Chair.
MADE BY: Supervisor Hollis
SECONDED BY: Supervisor Miller
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

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The Board continued to discuss the officers.

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MOTION TO: Appoint Supervisor Hollis as Vice Chair.
MADE BY: Supervisor Fleary
SECONDED BY: Supervisor Miller
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

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Mr. Davidson noted that Supervisor Fleary will serve as Chair, Supervisor Hollis will serve as Vice Chair, and the balance of the Board will serve as Assistant Secretaries.

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MOTION TO: Approve Resolution 2019-05.
MADE BY: Supervisor Miller
SECONDED BY: Supervisor Hollis
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

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5. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting October 24, 2018

The Board reviewed the minutes.

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MOTION TO: Approve the October 24, 2018 meeting minutes.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor Miller
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

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B. Consideration of Operations and Maintenance Expenditures October 2018

The Board reviewed the O&Ms.

MOTION TO:	Approve the October 2018 O&Ms.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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C. Review of Financial Statements through October 31, 2018

The Board reviewed and accepted the financials.

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6. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

- i. District Inspection Report**
- ii. Staff Action List**
- iii. Aquatic Systems Reports**

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7. SUPERVISOR REQUESTS

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Supervisor Ward noted that the holiday lighting looks great this year. The rest of the Board agreed.

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Supervisor DeCopain brought up the patrolling. She has noticed that they are doubling up on the patrols, and that some of the patrols are lasting ten hours. Mr. Davidson will have Mr. Howell check on the contract. Supervisor DeCopain also noted that some of the four hour shifts are being charged for five hours. The Board continued to discuss the patrols and would like for Mr. Howell to look more into the details of the patrols.

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Supervisor Hollis wanted to find out who is responsible for a certain area of landscaping in the community. The area is near Pond 16, on the north side of it. Supervisor Hollis also wanted to look into putting more dog waste stations throughout the community.

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Supervisor Fleary mentioned maybe having an advisory committee for certain special projects. He wanted to see if Mr. Howell could reach out to the two Supervisors who recently left the Board to perhaps be on the committee so they can pass on the knowledge they have learned throughout their time serving on the Board. Supervisor Ward noted that there may be some restrictions because of Sunshine Laws, based on what Counsel explained. Mr. Davidson noted

218 that they may want to do an open search for members for the committee rather than reaching out
219 to certain people.

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222 **8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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224 There were no audience questions or comments at this time.

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227 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 8:01 p.m.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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237 **Please note the entire meeting is available on disc*

238 **These minutes were done in summary format.*

239 **Each person who decides to appeal any decision made by the Board with respect to any matter*
240 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
241 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
242 *based.*

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244 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
245 **noticed meeting held on 1-23-19**

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247 _____
248 **Signature**

249 Daniel Fleary
250 _____
251 **Printed Name**

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253 **Title:**
254 **Chairman**
255 **Vice Chairman**

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247 _____
248 **Signature**

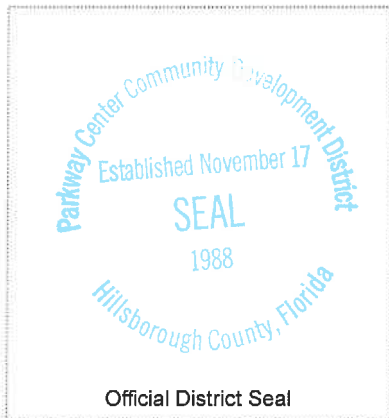
249 Brian Howell
250 _____
251 **Printed Name**

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253 **Title:**
254 **Secretary**
255 **Assistant Secretary**

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257 *Recorded by Records Administrator*

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260 _____
261 **Signature**

262
263 2.1.19
264 _____
265 **Date**



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