

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

February 27, 2019 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, February 27, 2019 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

### 1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, February 27, 2019 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Daniel Fleary, Jr	Chair	
Lawrence T. Hollis	Vice Chair	
Suzanne DeCopain	Supervisor	<i>via conference call</i>
JoAnn Ward	Supervisor	
Koko Miller	Supervisor	

Staff Members Present:

Brian Howell	Meritus	
Scott Steady	District Counsel	<i>via conference call</i>
Tonja Stewart	District Engineer	<i>via conference call</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

**i. Consideration of Approval in Substantial Form – Updated Lien and Disclosure for 2008 Amenity Bonds**

**ii. Consideration of Approval in Substantial Form – Updated Lien and Disclosure for 2018 Refunding and Amenity Bonds**

Mr. Steady went over the updated Notice of Lien and Disclosure of Public Financing for the original bonds and recreation center bonds. He also went over the Taylor Morrison side, which included the refinance bonds and the recreation center bonds as well. Taylor Morrison is platting the Eagle's Nest property. Mr. Steady wants to make sure the Notice of Lien and Disclosure is included with the appropriate area of the Eagle's Nest before finalizing. He recommended for the Board to approve both of the Notice of Lien and Disclosure documents in substantial form.

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MOTION TO:	Approve the updated Notice of Lien and Disclosure of Public Financing documents for the Parkway Center CDD in substantial form for both plats.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

*Mr. Steady left the meeting via conference call.*

**B. District Engineer**

Ms. Stewart went over doing a cleanup behind the Falkenberg larger monument and Castle Creek where the lower grading is. Ms. Stewart will get a proposal from Aquatic Systems for the next meeting. She also noted that there is still some storm water management work that needs to be done.

*Ms. Stewart left the meeting via conference call.*

**4. BUSINESS ITEMS**

**A. Discussion on Taylor Morrison Construction**

**B. Discussion on Trespass Activity**

Mr. Howell provided an update on the Taylor Morrison construction and trespass activity. Taylor Morrison was bidding the property out, so vendors were out there walking the property. They have engaged RIPA to do the work. Supervisor Ward went over some of the safety and security concerns about the area, including coyotes and other animal activities. Mr. Howell said they can ask the patrols to keep an eye on it. Mr. Howell will reach out to Taylor Morrison to have them put out signs that say something like trespassers will be prosecuted.

**C. Capital Improvements Update**

**i. Discussion on Landscape Schedule**

**ii. Discussion on Construction Schedule**

Mr. Howell updated the Board on the progress of the capital improvement project.

**F. Discussion on Town Hall Construction Meeting**

Mr. Howell went over the timeline for the construction. Clearing the land will be done in mid to late July. Vertical construction should begin in August. In May, the construction drawings should be ready to be unveiled to the public. The Board will get to see them at the April meeting first. The clubhouse will be about 4,500 square feet. The pool area will be about 5,000 feet. The Board

94 and Mr. Howell discussed some of the details of the pool area, including the spa, shade structure,  
95 and play area. Mr. Howell also went over that the funds that were fronted have been paid back.

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98 **5. CONSENT AGENDA**

99 **A. Consideration of Minutes of Board of Supervisors Meeting January 23, 2019**

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101 The Board reviewed the minutes. Supervisor Ward asked about the Florida Highway Patrol  
102 filling out the reports. They will likely turn them all in at the end of the month.  
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MOTION TO:	Approve the January 23, 2019 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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111 **B. Consideration of Operations and Maintenance Expenditures January 2019**

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113 The Board reviewed the O&Ms. Supervisor Ward asked about the five hour shifts for FHP and  
114 the \$240 for repair of potholes.  
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MOTION TO:	Approve the January 2019 O&Ms.
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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123 **C. Review of Financial Statements through January 31, 2019**

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125 The Board reviewed and accepted the financials.  
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128 **6. MANAGEMENT REPORTS**

129 **A. District Manager's Report**

130 **B. Field Manager**

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

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135 Mr. Howell went over the reports with the Board. They will shoot for March or April to have a  
136 representative from Solitude at the meeting. Solitude bought out Aquatic Systems. Supervisor

137 Hollis went over that the Baywood monument needs attention, as there are vines and possible  
138 fungal activity growing on it. Supervisor Hollis also went over that the landscape lighting at the  
139 Riverview entrance appears to be staying on most of the day. Mr. Howell noted that a rain sensor  
140 probably needs to be replaced. Supervisor Ward mentioned the trees that are noted with pink/red.  
141 Those trees will be removed. Supervisor Ward also requested for Josh to take a photo of Pond 8  
142 next time he is out since it has been a trouble spot.

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145 **7. SUPERVISOR REQUESTS**

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147 Supervisor Fleary asked about the website update and landscape inspections. He thought  
148 Supervisor DeCopain might like to go out on the inspections as well. Supervisor DeCopain  
149 agreed and said as long as she knows the date in advance, she should be able to do it. She will  
150 send Mr. Howell an email letting him know what days of the weeks and times will be better with  
151 her schedule.

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153 Supervisor Ward asked to make sure the landscapers grab the snipe signs when they see them.  
154 She also mentioned the debris in the ponds.

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

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159 The audience member commented about trash in the ponds. Mr. Howell will reach out to the  
160 aquatics provider. The resident also commented on some places where the sidewalks are lifted.  
161 Mr. Howell said Ms. Stewart could reach out to the County to see if they can grind some of the  
162 more egregious areas.

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165 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 7:30 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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175 *\*Please note the entire meeting is available on disc*

176 *\*These minutes were done in summary format.*

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

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182 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
183 noticed meeting held on 3-27-2019.

184 *Daniel Fleary Jr.*  
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186 Signature

*B. Howe*  
Signature

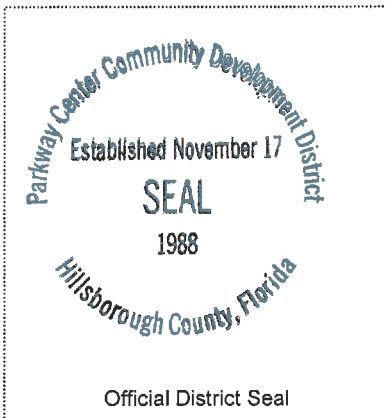
187 DANIEL FLEARY JR  
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189 Printed Name

Brian Howe  
Printed Name

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191 Title:  
192  Chairman  
193  Vice Chairman

Title:  
 Secretary  
 Assistant Secretary

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195 Recorded by Records Administrator



*M. J. J.*  
Signature

3-28 2019  
Date