

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

April 24, 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, April 24, 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, April 24, 2019 at 6:35 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

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

There were three audience members 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

There was nothing to report at this time from Counsel.

B. District Engineer

Ms. Stewart went over the construction activity by Taylor Morrison and the proposed dewatering. Ms. Stewart and Mr. Howell stated it was slated to begin on May 8, 2019 and last for 10 days. Ms. Stewart met with the builder, engineers, and site crews to review the proposed plan. Water levels will drop a potential 3' from current water levels and could be a little more depending on dry conditions. It appears that the soil and slopes will handle this work. Storm pipes will be installed, and existing water will be discharged into the wetlands. Once dewatering work and pipe installation has been completed, the storm water will be pumped back in to bring

49 water levels up. The builder has agreed to monitor fish in affected ponds and restore everything
50 back to the original condition.

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52 The Board and staff reviewed many items related to this. Ms. Stewart advised that in her
53 professional opinion, the plan seemed solid. She will visit the site daily during dewatering to
54 make sure it everything goes smoothly and properly. Ms. Stewart also went over the easement
55 for TECO power with the Board. All of the Supervisors were okay with the plan. Ms. Stewart
56 will send Mr. Howell a summary of the process agreed to for the dewatering and restorative
57 work for the builder to be put on the record. Ms. Stewart will also send Mr. Howell a summary
58 for the HOA to send out to affected owners; Mr. Howell will contact folks impacted as well. Mr.
59 Howell will also check on the wetland cleanup job start by the big monument.

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62 **4. BUSINESS ITEMS**

63 **A. Acceptance of Financial Report FY Ending September 30, 2018**

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The Board reviewed the audit.

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MOTION TO:	Accept the Financial Report for FY Ending September 3, 2018.
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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75 **B. Capital Improvements Update**

77 Mr. Howell went over the landscaping work and stated that he was frustrated by the job not
78 being completed yet. He stated that contractor promised to be finished by the close of the month.
79 The Board also agreed that they thought the work looked good, but it was taking much longer
80 than promised by the vendor.

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82 Mr. Howell then went over concept and drawings for amenity. Overall, the Board was pleased.
83 There were questions on fencing, heating the pool, the playground, and other construction items.
84 The contractor will be at the meeting on May 22, 2019, and the District will post plans to
85 website. Mr. Howell will contact the respective associations to let them know to attend the May
86 meeting since amenity center plans will be reviewed.

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88 **C. General Matters of the District**

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92 **5. CONSENT AGENDA**

93 **A. Consideration of Minutes of Board of Supervisors Meeting March 27, 2019**

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95 The Board reviewed the minutes.
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97	MOTION TO:	Approve the March 27, 2019 meeting minutes.
98	MADE BY:	Supervisor Ward
99	SECONDED BY:	Supervisor Miller
100	DISCUSSION:	None further
101	RESULT:	Called to Vote: Motion PASSED
102		5/0 - Motion passed unanimously

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104 **B. Consideration of Operations and Maintenance Expenditures March 2019**

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106 The Board reviewed the O&Ms and had a couple of minor questions on a few invoices. Mr.
107 Howell confirmed that HCSO would be starting patrols on May 1, 2019. Staff will send the
108 proposed schedule to the Board by end of the week.
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110	MOTION TO:	Approve the March 2019 O&Ms.
111	MADE BY:	Supervisor Ward
112	SECONDED BY:	Supervisor Miller
113	DISCUSSION:	None further
114	RESULT:	Called to Vote: Motion PASSED
115		5/0 - Motion passed unanimously

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117 **C. Review of Financial Statements through March 31, 2019**

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119 The Board reviewed and accepted the financials. Mr. Howell reminded the Board that the budget
120 meeting will be next month.
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123 **6. MANAGEMENT REPORTS**

- 124 **A. District Manager's Report**
- 125 **B. Field Manager**
 - 126 **i. District Inspection Report**
 - 127 **ii. Staff Action List**
 - 128 **iii. Aquatic Systems Reports**

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130 Mr. Howell went over the management reports. The Board asked for Mr. Howell to send the
131 aquatics provider a 30-day notice to cure deficiencies.
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135 **7. SUPERVISOR REQUESTS**

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137 There were no supervisor requests at this time.

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

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142 Audience members had questions and comments on dewatering, builder construction, sheriff
143 patrols, ponds, and amenity design.

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146 **9. ADJOURNMENT**

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MOTION TO: Adjourn at 7:42 p.m.

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MADE BY: Supervisor Ward

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SECONDED BY: Supervisor Miller

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion passed unanimously

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156 *Please note the entire meeting is available on disc

157 *These minutes were done in summary format.

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

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163 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
164 noticed meeting held on May 22, 2019.

165 *[Handwritten Signature]*
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167 Signature

168 Daniel Fleary, Jr.
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170 Printed Name

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172 Title:

173 Chairman

174 Vice Chairman

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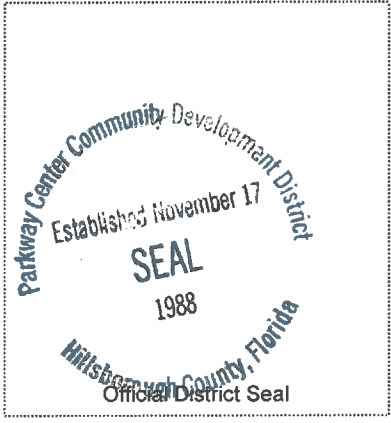
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165 *[Handwritten Signature]*
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167 Signature

168 Brian Hall
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170 Printed Name

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172 Title:

173 Secretary

174 Assistant Secretary

Recorded by Records Administrator

[Handwritten Signature]
Signature

5/23/19
Date