

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

May 22, 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, May 22, 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, May 22, 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> |
| Trevor Sas | Windward | |

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 amenity design, site plan, and pool layout. She and the Board discussed the plan in detail and the following changes were requested: add a unisex bathroom utilizing the current office space; add more parking to the west side of the project; cut the median to allow residents to make a left on Faulkenburg into the facility; add a door to the outside of

48 multipurpose room; move the storage room door to face the great room; add a TV in the great
49 room; and make sure there are multiple GFI outlets in the porch, pool, and clubhouse areas.

50

51 Ms. Stewart, Mr. Howell, and the Board discussed gas vs. electric for pool heating. Staff is
52 working with TECO to see if gas can be run there. There was discussion on the construction
53 budget, project timeline, and other miscellaneous items. The audience asked Ms. Stewart
54 questions about the project.

55

56 Ms. Stewart then went over her report and advised that the storm water pipe project should be
57 completed by May 31, 2019. At that time water will be let in; however, the ponds will not be full
58 until rain helps them recover over the summer. Ms. Stewart noted there are a few repairs that
59 need to be completed due to the project, and the developer has agreed to pay for them.

60

61

62 **4. BUSINESS ITEMS**

63

64

65

A. Consideration of Resolution 2019-06; Approving Fiscal Year 2020 Proposed Budget & Setting Public Hearing

66

67

68

69

70

71

72

Mr. Howell went over the resolution and budget with the Board. He stated that they would need to increase the O&M fees to cover the new amenity that will open in 2020. Mr. Howell noted that the cost will be spread out evenly amongst all homes just like the amenity bond. The total increase for 2020 will be about \$193K, which is roughly \$100 per home. Mr. Howell went over that all they need to do for this evening was vote to put a max increase cap of \$193K, and they could work on the individual line items over the summer.

73

74

75

76

77

78

| | |
|--------------|---------------------------------|
| MOTION TO: | Approve Resolution 2019-06. |
| MADE BY: | Supervisor Hollis |
| SECONDED BY: | Supervisor Fleary |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

79

80

81

B. Annual Disclosure of Qualified Electors

82

83

84

85

86

Mr. Howell announced that Parkway Center CDD had 2,742 qualified electors as of April 15, 2019.

87

88

89

C. Capital Improvements Update

Mr. Howell announced that landscape improvements had been completed and the architect was working with the vendor on a punch list to close out.

90

91

92

93

D. General Matters of the District

94 **5. CONSENT AGENDA**

95 **A. Consideration of Minutes of Board of Supervisors Meeting April 24, 2019**

96
97 The Board reviewed the minutes.
98

| | |
|--------------|---|
| MOTION TO: | Approve the April 24, 2019 meeting minutes. |
| MADE BY: | Supervisor Miller |
| SECONDED BY: | Supervisor Ward |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

99
100
101
102
103
104

105
106 **B. Consideration of Operations and Maintenance Expenditures April 2019**

107
108 The Board reviewed the O&Ms and noted that the TECO invoices have the wrong addresses.
109

| | |
|--------------|---------------------------------|
| MOTION TO: | Approve the April 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 |

110
111
112
113
114
115

116
117 **C. Review of Financial Statements through April 30, 2019**

118
119 The Board reviewed and accepted the financials.
120

121

122 **6. MANAGEMENT REPORTS**

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

128
129 Mr. Howell went over the management reports with the Board.
130

131

132 **7. SUPERVISOR REQUESTS**

133
134 Supervisor DeCopain requested to use laptops instead of meeting books the next month.
135 Supervisor Miller asked about the TECO gas lines. Supervisor Hollis mentioned maintenance on
136 Eagle Palm Drive. Supervisor Fleary discussed a handout on what makes a good Board.

137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Residents commented about trimmings in the ponds and trash in the ponds from the builders.

9. ADJOURNMENT

| | |
|--------------|--|
| MOTION TO: | Adjourn at 8:10 p.m. |
| MADE BY: | Supervisor Miller |
| SECONDED BY: | Supervisor DeCopain |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 5/0 - Motion passed unanimously |

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

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

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

160

161 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
162 noticed meeting held on 6-26-19.

163 
164 _____
165 Signature

166 Daniel Fleary
167 _____
168 Printed Name

169

170 Title:
171 Chairman
172 Vice Chairman

173

174

175

176

177

178

179


180

181

182

183

184



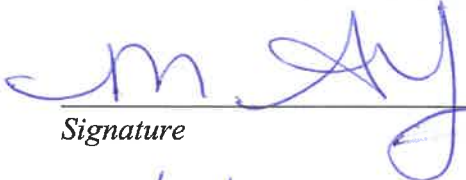
Signature

Brian Howell

Printed Name

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator



Signature

7/2/19

Date

