

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

February 26, 2020 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 26, 2020 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. PLEDGE OF ALLEGIANCE

Brian Howell led the Pledge of Allegiance.

2. 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 26, 2020 at 6:33 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

- | | |
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| Brian Howell | District Manager, Meritus |
| Brian Lamb | District Manager, Meritus |
| Scott Steady | District Counsel, Burr & Foreman |

There were two representatives from Taylor Morrison present.

There was one resident audience member present.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

Business Item B was moved up in the agenda so the Board could go ahead and discuss it with the representatives from Taylor Morrison who were present.

47 **4. BUSINESS ITEMS**

48 **B. Discussion on Taylor Morrison Letter**

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50 The representatives from Taylor Morrison provided an update on the project. Development is
 51 finished, and construction continues. They stated that they are happy to work with the Board.
 52 The concern is timing. They wanted to come back in a few months and touch base again and see
 53 how things are progressing. Mr. Steady said that they laid out certain issues in the letter, and the
 54 Board would like for a response in writing. Mr. Steady and the representatives talked about the
 55 washouts and fish stocking, garbage, tree replacements, hedge, and signs for no trespassing.
 56 Supervisor Ward said she will include the dying pine tree on the map. Mr. Howell will contact
 57 Ms. Nichols about what was previously there in the area where the landscaping was removed.
 58 Mr. Steady asked about the erosion repair; the representatives from Taylor Morrison said they
 59 will look into it and come up with a solution. The Board asked for a timeline for a response. The
 60 Taylor Morrison representatives said they will provide one in a week and then would like to meet
 61 back up with the Board in about two months.

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63 **A. Consideration of Resolution 2020-03; Re-Designating Officers**

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65 Mr. Howell went over that Resolution 2020-03 will add him back as an Assistant Secretary. The
 66 Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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75 **C. Discussion on Construction Memo and Budget**

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77 Mr. Lamb provided an update on the construction and budget. He went over that they have
 78 negotiated the contract down about \$100K without removing items. Supervisor Hollis said that
 79 after research, what they are doing is actually a shallow water feature instead of a splash pad; he
 80 went over the differences and was concerned that doing the feature after the pool is built might
 81 not be a good idea. Supervisor Hollis also asked if the shallow water/splash pad feature is really
 82 needed. Mr. Lamb went over that maybe the feature could be downsized. He also went over that
 83 there will be one hot tub instead of two and that the security system could be done more cost-
 84 effectively. Supervisor Ward asked how many people will be accommodated in one hot tub; she
 85 thought maybe the size could be increased for the one if it can be done in a cost effective way.
 86 Supervisor Ward asked about the security system. The original quote was for \$60K, but there are
 87 other ways to do comparable security for about \$15K-20K.

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89 **D. Discussion on Amenity Center Permit Schedule Update**

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91 Mr. Steady provided an update on the gopher tortoise.

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Mr. Lamb went over that storm water management review, there were some redesign requirements on some of the outflow structures, which will have an impact on the site development timeframe. The overall project, they will look into completing by the end of the year. There could be change orders on some of the contracts.

E. Discussion on Construction Contract

Mr. Steady asked to put the ratification of the agreement on the agenda for the next meeting.

Mr. Steady left the meeting.

F. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting Minutes Jan. 22, 2020

The Board reviewed the minutes and noted a correction in the audience comments that Willow Beech is a street and belongs to the Summerwood HOA.

MOTION TO:	Approve the January 22, 2020 meeting minutes with the revision.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures January 2020

The Board reviewed the O&Ms.

MOTION TO:	Approve the January 2020 O&Ms.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

133 **C. Review of Financial Statements Month Ending January 31, 2020**

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135 The financials were reviewed and accepted. Mr. Howell noted that they are 4% under budget for
136 the first few months of the fiscal year, and the District has collected 97% of assessments.

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139 **6. VENDOR/STAFF REPORTS**

140 **A. District Engineer**

141 **B. District Counsel**

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143 There were no additional reports from the Engineer or Counsel.

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146 **7. MANAGEMENT REPORTS**

147 **A. District Manager**

148 **i. Community Inspection Reports**

149 **ii. Staff Action List**

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151 The Board reviewed the management reports. Supervisor Hollis mentioned that the cattails keep
152 being sprayed, but he felt it is not helping the aesthetics of the pond. His concern is that it may
153 not really necessary. Mr. Lamb went over that in order to promote beneficial plants in the area,
154 the cattails need to be knocked back. Then in the spring and summer, the right plants will grow
155 in. Mr. Howell said he could ask Ms. Stewart about Pond 4. Supervisor Miller asked about
156 cleaning up the dead material around Pond 13. Mr. Lamb said they will continue to work with
157 the aquatics management vendor.

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160 **8. SUPERVISOR REQUESTS**

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162 Supervisor Miller mentioned that two homeowners in Summerwood talked to him about
163 vegetative material from Ponds 12 and 13 encroaching on their property line and that they left
164 messages about the issue. Mr. Howell will look into it and respond to the homeowners.

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167 **9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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

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173 **10. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

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

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

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189 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
190 noticed meeting held on 4/27/2020.

191 *Dan Fleary*

Brian Howell

192 _____
193 **Signature**

Signature

194 Daniel Fleary, Jr

Brian Howell

195 _____
196 **Printed Name**

Printed Name

197 **Title:**

198 **Chairman**

199 **Vice Chairman**

Title:

Secretary

Assistant Secretary

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Recorded by Records Administrator

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[Signature]

Signature

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5/21/2020
Date

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