

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

July 22, 2015 Minutes of Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on Wednesday, July 22, 2015 at 6:30 p.m. at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. CALL TO ORDER/ROLL CALL

Mr. Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on Wednesday, July 22, 2015 at 6:30 p.m.

Mr. Howell led the Board in The Pledge of Allegiance.

Board Members Present:

JoAnn Ward	Chairman
Corey Murphy	Vice Chairman
Earl Kunke	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Celia Nichols	Nichols Landscape Architecture

No Audience Members

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

3. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Howell reported that Counsel was working on the Resolution discussed at the last meeting. The Resolution would cap the amount of deposits the District would issue for capital improvement projects.

B. District Engineer

Mr. Howell reported the Engineer had nothing pressing for right now and that the pond planting for about a half dozen ponds had been completed.

4. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting May 27, 2015

The Board reviewed the minutes and had one change on line 147 as it should be planting.

MOTION TO: Approve May minutes with change discussed.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor Murphy
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 – Motion passed unanimously.

B. Consideration of Operations and Maintenance Expenditures June 2015

The Board had questions that Mr. Howell answered which pertained to Management over contract, website maintenance billing, sign vendor payment and touch up paint.

C. Consideration of Operations and Maintenance Expenditures July 2015

Accounting Research:

See why MHD charged so much for Supervisor Coglianese's iPad. It states they picked up the equipment, but she is out of the country with it.

Make sure Spears Security credits the District for three months of cell phone charges as it should not be charged.

Appears Counsel may have double billed for the same item in June and July.

There is a bill made out to Parkway for deer removal but the invoice further down states Windsor/Mandolin. This needs credited back.

Verizon invoice should all have Brian Howell listed but one still shows a prior Supervisor.

MOTION TO: Approve O&M's for June and July 2015.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor Murphy
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 – Motion passed unanimously.

D. Review of Financial Statements through May 31, 2015

The Board reviewed and accepted the financial statements.

5. BUSINESS ITEMS

A. Capital Improvement Project Update

1. Oak Creek Sign and Medallion Panel Renovation Walk Thru Report #1

Ms. Nichols went over the Capital Improvement Project and stated the monument was underway and should be completed within 30 days. She will see if any old stone from the existing monument at Riverview Drive can be used for repairs on other monuments. The sign contractor is almost done with his punch list and Ms. Nichols will review the final product. Ms. Nichols

101 stated the new lighting has had two inspections and it looks good. She went over the proposal for
102 the lighting at the new monument and felt it was reasonable.
103

MOTION TO:	Approve \$2,690.00.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed unanimously.

100
101 Ms. Nichols reviewed the upgrade lighting proposal for the Falkenburg Road monument which
102 was around \$13,000.00. She felt this was high and she will review with the contractor when he
103 returns from vacation the following week.
104

105 **B. General Matters of the District**
106

107 **6. MANAGEMENT REPORTS**

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

109 **B. Field Manager**

- 110 **1. District Inspection Report**
- 111 **2. Staff Action List**
- 112 **3. Aquatic Systems Report**
- 113 **4. Premier Outdoor Lighting Reports**
- 114 **5. LMP Proposal on Declining Palm Trees**
115

116 Ms. Nichols reviewed the proposal submitted by LMP to remove diseased palm trees. She felt
117 there was only 19 that needed removed and not 33. Ms. Nichols and Mr. Howell will review with
118 LMP to get a correct count of palms to be removed.
119

MOTION TO:	Approve Palm Tree removal with stipulation that Celia Nichols signs off on the unit count.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed unanimously.

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128 Ms. Nichols reviewed the landscape program with the Board and it was agreed she would come
129 up with a sketch for the Falkenburg Road monument to enhance the landscape along with idea
130 for Harvest Glen. Ms. Nichols will also assist with the annual selection in the fall and review
131 other areas with Mr. Howell for upgrades.
132

Mr. Howell stated Taylor Morrison was receptive to selling a parcel to the District for a possible amenity center. Mr. Howell will get more details over the coming months.

It was noted that Mr. Howell spoke with Taylor Morrison about enhancing one of their monuments in Baywood to look like the new signage the District just installed. Mr. Howell also noted Taylor Morrison was going to run power and water along with landscape to the Pine Ridge sign over by their townhome project and it should commence late in the summer/early fall.

Mr. Howell stated he had spoken to Counsel and Counsel was researching the viability of Supervisor Coglianese remaining on the Board due to her being stationed overseas. He asked for a business week to do due diligence and then he will advise the District at that time.

6. Spear Security Activity Reports

7. SUPERVISOR REQUESTS

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

9. ADJOURNMENT

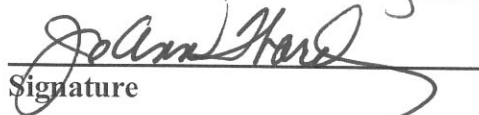
MOTION TO:	Adjourn.
MADE BY:	Supervisor Murphy
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

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

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on August 26, 2015.


Signature

SoAnn Ward
Printed Name

Title:

☒ Chairman

☐ Vice Chairman


Signature

Brian Hawes
Printed Name

Title:

☐ Secretary

☒ Assistant Secretary

Recorded by Records Administrator


Signature

August 27, 2015
Date

