

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

November 18, 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, November 18, 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. Joines called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, November 18, 2015 at 6:30 p.m.**

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

Board Members Present:

JoAnn Ward	Chairman
Corey Murphy	Vice Chairman
Earl Kunke	Supervisor
Tanya O'Connor	Supervisor

Staff Members Present:

Ken Joines	District Manager, Meritus
Celia Nichols	Nichols Landscape Architecture
Candice Smith	Taylor Morrison

Two (2) Audience Members Present

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

It was noted that Tanya O'Connor was not on the website and that it needed to be updated to reflect her as a Board member.

3. VENDOR/STAFF REPORTS

Candice Smith of Taylor Morrison asked to address the Board to get TECO lighting agreements signed. One agreement had been previously signed and the original had gotten misplaced and one was new. TECO requires the agreements before putting in the lights, so the new area won't be lit for up to 60 days.

Candice Smith also noted that Taylor Morrison would like to walk some of the landscaping so that it can be turned over to the CDD. Supervisor Ward requested that Mr. Howell coordinate a walkthrough with Candice Smith, Supervisor Ward, Celia Nichols, and a representative from the landscaping company. *(Full discussion available on audio)*

Candice Smith noted that due to the new street going through an existing wetland area, additional mitigation will need to be done with some new ponds and wetland area behind the Oak Creek

entrance. The Board would like Mr. Howell to coordinate that work with Celia Nichols for consistency of the landscaping.

A. District Counsel

B. District Engineer

4. CONSENT AGENDA

A. Consideration of Resolution 2016-01; Re-Designating Officers

B. Consideration of Minutes of Board of Supervisors Meeting October 14, 2015

C. Consideration of Operations and Maintenance Expenditures November 2015

D. Review of Financial Statements through September 30, 2015

MOTION TO:	Approve Consent Agenda Items A – D.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Murphy
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passed unanimously.

The Board did note there were some changes and questions in the Consent Agenda.

Supervisor O'Connor noted that on line 32 it should read "designated pole designs" at the beginning of the line. Additionally she noted line 126 should add "requesting that the landscape be restored to its original state." Supervisor O'Connor noted that on page 19 the dates that appear to have been advertised were wrong – may need to re-advertise.

Supervisor Ward wanted to confirm that operating funds would be supplemented with the capital funds, and wanted to know what the lockbox expense is, and what the DEO expense on page 31 are. She also noted that none of the Board received the checks that are noted in the O&M and will need to be reissued.

Mr. Joines noted that Mr. Howell had said that he is trying to contact Ray to get the consolidation of the bills completed and noted that it appears that the District has spent less than expected with the \$75,000.00 estimated for landscaping approved from last year and roughly \$30,000.00 in extra items not in original budget and still coming in roughly \$75,000.00 over budget.

MOTION TO:	Approve Consent Agenda Items A – D with modifications and questions notes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Murphy
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 – Motion passed unanimously.

5. BUSINESS ITEMS

A. Capital Improvement Project Update

B. Landscape Improvements

Celia Nichols gave a presentation on the landscaping theme to use at the entrances.

(Complete discussion available on audio)

Ms. Nichols gave a presentation of the Oak Creek entrance with an estimated cost of \$8,990.00 for the landscaping materials, noting that irrigation would need to be taken to the median and estimated that would cost about \$50.00/linear foot. She then gave an idea of a more organic look somewhat similar to what Creekside HOA in Riverview has used and she will get examples to the Board to review.

Ms. Nichols gave a presentation for the Summerwood entrance with a palm theme and gave an estimate of \$25,000.00 for the landscaping materials with the palms being 1/3 the cost. She will again give the Board an idea of a more organic look at this entrance versus this more traditional look.

Ms. Nichols noted that the wall is reportedly up, the signs have been asked to be put up, and the stone can go in the locations. The Board asked if the stone people will charge for having to look for where they should be placed, they'll identify and give the locations.

Ms. Nichols noted that she'd like to come up with a holistic plan including the lighting, irrigation and landscaping for the 3 main entrances. The Board agreed and will try to have a plan for the January 27, 2016 meeting.

C. General Matters of the District

6. MANAGEMENT REPORTS

A. District Manager's Report

Mr. Joines noted that the Manager's Report had been sent out the Board separately.

B. Field Manager

1. District Inspection Report

2. Staff Action List

130 **3. Aquatic Systems Report**

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132 Supervisor Ward noted that the Aquatics have improved. Pond 3 is improving but slower due to
133 the challenge of being shallow and fighting Hydrilla. Pond 8 is having trouble with reeds but the
134 Aquatics Company will be coming through and knocking them down in a boat.

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136 **4. Spear Security Reports**

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138 **7. SUPERVISOR REQUESTS**

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140 The Board asked that a more competitive bid be sought out for the Palms that have been
141 identified to be removed.

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143 Supervisor O'Connor: would like the phone numbers associated with each iPad be identified.

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145 Supervisor Ward: requested that the Baywood sign be painted to match the corner sign. She also
146 wanted Mr. Howell to see if audit fees need to be increased in this year's budget due to noted
147 overage from FY 2015. Supervisor Ward also asked for a follow up on the Forest Glen pool
148 homeowner bringing the landscaping back to the original state and if not done to CDD's
149 satisfaction within 30 days the CDD will do the work and bill them back.

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151 The Board would like to know when the wreaths will go up and when the holiday lights will be
152 turned on.

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154 The Board would like a confirmation email that the December meeting is cancelled.

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

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158 Owner noted that lights stay on during the day by the Westgate monument. Supervisor Ward
159 asked if the security company can look during the day to identify where some lights might be
160 staying on and notify the District.

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162 **9. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 - 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 January 27, 2016.

Signature

W. Ann Ward

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

Signature

Brian Howard

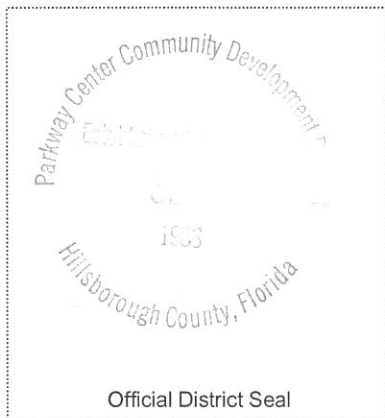
Printed Name

Title:

☐ Secretary

☒ Assistant Secretary

Recorded by Records Administrator



Signature

Date

1/28/2016