

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

September 28, 2016 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, September 28, 2016 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 and Public Hearing of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, September 28, 2016 at 6:34 p.m.**

Brian Howell led the Board in The Pledge of Allegiance.

Board Members Present:

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

Staff Members Present:

Brian Howell	Meritus
Scott Steady	District Counsel
Eric Dunning	Taylor Morrison
Craig Hotop	Taylor Morrison

Four Audience Members Present

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience comments at this time.

3. VENDOR/STAFF REPORTS

A. Taylor Morrison Discussion on Oak Creek Parcel 7

District Counsel Scott Steady and Taylor Morrison representatives Craig Hotop and Eric Dunning went over the request for the CDD to temporarily give ownership of a pond for platting reasons to Taylor Morrison; the common areas and pond will then be conveyed to the District when the parcel is built out. Mr. Steady stated he had no problems with this request at this time.

The Board discussed the request.

MOTION TO:	Approve the Chairman to facilitate conveyance of the existing pond to Taylor Morrison and accept the new pond back in a dedicated plat/deed.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously.

Mr. Steady stated these lots will be assessed and for staff to make sure they are assessed; he also said it is important that as Taylor Morrison closes out building, a true-up is done to make sure all assessed lots are on the tax roll and accounted for.

B. District Counsel

C. District Engineer

Mr. Howell noted that the repairs approved last month were completed in regards to pond and weirs, and the Engineer has also signed off on the Taylor Morrison plat request.

D. Update from Nichols Landscape Architecture

Mr. Howell went over the capital improvement plan and said the trees are now going in and the project should be completed within 30 days. The Board agreed to give Celia Nichols authorization to make any changes in the field in regards to the plan and design.

4. BUSINESS ITEMS

A. Consideration of Resolution 2016-09; Trespass Resolution

The items in this section occurred directly following the Oak Creek Parcel 7 discussion during the meeting.

Mr. Steady went over the resolution for trespassing, and the Board wanted to amend it to allow Board members to enforce trespassing as well as District staff. Mr. Steady stated he will review this addition, and if it is allowed, he will add that to the resolution.

MOTION TO: Approve Resolution 2016-09 with caveat that
Counsel will review to see if Board members can be
added to enforce trespassing.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor O'Connor
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 – Motion passed unanimously.

B. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting August 28, 2016

The Board reviewed the minutes and noted some changes.

MOTION TO: Approve August 28, 2016 meeting minutes with
changes to lines 37, 50, 53, 223, and to add “no
comments were made.”
MADE BY: Supervisor Ward
SECONDED BY: Supervisor O'Connor
DISCUSSION: Mr. Howell discussed lines 171-174, but with no
changes made.
RESULT: Called to Vote: motion PASSED
3/0 – Motion passed unanimously.

B. Consideration of Operations and Maintenance Expenditures September 2016

The Board reviewed the O&M's.

MOTION TO: Approve O&M's for September 2016.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor Kunke
DISCUSSION: None further.
RESULT: Called to Vote: motion PASSED
3/0 – Motion passed unanimously.

The Board discussed the street light bills and asked Mr. Howell to find out if there is a way to condense them into one bill to make it easier to read and possibly avoid any extra charges. The Board also went over water fines and a tree work invoice.

C. Review of Financial Statements through July 31, 2016

The financials were accepted, and Mr. Howell noted that the District had collected \$15,000.00 more in revenue because of residents paying late. That money will go into reserves, and the CDD still has 20% of the budget remaining.

7. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

1. District Inspection Report

2. Staff Action List

3. Aquatic Systems Reports

4. Spear Security Reports

5. LMP Palm Tree Replacement Estimate

Mr. Howell reported that the painting of the wall was finished, and he would get quotes on the last two wall sections for meeting next month. The Board requested the wall in the hamlets be looked at as well. Mr. Howell noted that the fence on the TECO easement is almost completed, and that only the gate is left. The County is being contacted to pick up trash, and a "no trespassing" sign will be posted on gate.

Mr. Howell then went over the pricing for no trespassing signs: the higher quality signs and posts will be \$250.00 each, while the lower quality signs will be \$100.00 each installed. There are approximately 28 signs and posts needed, so the cost would be \$7,500.00 total for the higher-end signs and posts. The lower-end versions would be 60% or so less expensive. The Board decided to go with higher-end signs to match the other ones in the Community and to blend with all the other improvements the District is doing. Brian Howell will see if cost can be lowered by using a smaller sign, provided the wording that is needed can be put on a smaller sign.

MOTION TO:	Approve signs and posts with a cap not to exceed \$7,500.00 total for the project.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further.
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously.

The Board discussed the LMP proposal to remove more infected palm trees. The proposal executed last month will begin around October 1st. Mr. Howell stated he would like to check pricing in the market just to make sure the pricing is fair since it is getting to be an expensive project with removing the diseased palms. The Board agreed but also wants to remove infected ones as soon as possible.

MOTION TO: Approve removing the dead palms with a cap not to exceed \$15,080.00.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor O'Connor
DISCUSSION: None further.
RESULT: Called to Vote: motion PASSED
3/0 – Motion passed unanimously.

Mr. Howell noted that the sign company for Taylor Morrison will be sending out a report which shows where signs for sales are currently and for future proposed signage. Craig Hotop with Taylor Morrison stated he would follow up with their vendor.

Mr. Howell also reported that Spears Security had given their 30-day notice, and their last day will be October 31, 2016, because they are closing their business. Mr. Howell will have bids for the board at the next meeting to choose a replacement company.

7. SUPERVISOR REQUESTS

Supervisor Kunke asked for staff to contact him over his e-mail not working.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

9. ADJOURNMENT

MOTION TO: Adjourn.
MADE BY: Supervisor O'Connor
SECONDED BY: Supervisor Ward
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 October 26, 2016.

Signature

John Ward

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

Signature

Brian Henry

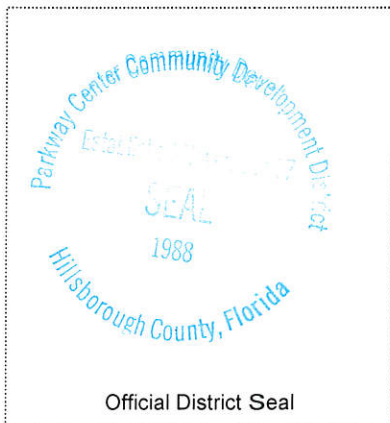
Printed Name

Title:

☐ Secretary

☒ Assistant Secretary

Recorded by Records Administrator



Signature

Date

10/27/2016