

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

June 28, 2017 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, June 28, 2017 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. CALL TO ORDER/ROLL CALL

Nicole Chamberlain called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, June 28, 2017 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chairman
Earl Kunke	Vice Chairman
Daniel Fleary, Jr.	Supervisor
Suzanne DeCopain	Supervisor

Staff Members Present:

Nicole Chamberlain	Meritus
Tonja Stewart	District Engineer

There were two residents 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

B. District Engineer

Ms. Stewart provided an update on the amenity center. Mr. Steady reached out to property owner, and he would like to get an appraisal. Ms. Stewart spoke to architects, and prices are going up. Ms. Stewart explained the process and stated that a master planning discussion would happen first. She also explained that there are a lot of options: they can start small with just space for meetings and work their way up, or they can build a pool and playground, etc. Ms. Stewart provided some cost estimates and asked if the Board had any questions. Supervisor Ward said she does not think the Board will have any questions until after the appraisal. Supervisor Fleary asked what will happen if it does not work out with this parcel. He said that the Board would like for Ms. Stewart to provide some other options, and Ms. Stewart said she will try to come up with a back-up plan. Supervisor Ward provided a few possibilities that Ms. Stewart can look into.

Ms. Stewart also inquired about the plantings in the littoral shelves. Ms. Chamberlain said she will contact Aquatic Systems to obtain proposals.

4. BUSINESS ITEMS

A. Discussion on Alum Agreement

Ms. Chamberlain explained the treatment.

MOTION TO:	Approve the Alum Agreement.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Discussion on Aeration Pump Power – Pond #15 Proposal

Ms. Chamberlain stated that Mr. Howell's recommendation is to hold off on this proposal until the next fiscal year. The Board agreed that it is best to do the treatment first and then look at the aeration system in the next fiscal year.

C. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting May 24, 2017

The Board reviewed the minutes and noted a change from "crate" to "crepe" in line 67. The Board would also like for Ms. Stewart to review line 42 for accuracy and make changes if needed.

MOTION TO:	Approve the May 24, 2017 minutes with changes and stipulations.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures May 2017

The Board went over the O&Ms. Supervisor Ward said she had some questions about the TECO invoices. Some invoices had addresses not included in the CDD, and she noted that there were more invoices included than usual. Ms. Chamberlain said she will have accounting look into the invoices to ensure accuracy.

Supervisor Ward also pointed out the invoice from Spearem to relocate gopher tortoise signs and noted that this work was completed some time ago. Ms. Chamberlain will check on this invoice.

MOTION TO:	Approve the May 2017 O&Ms with exceptions.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

C. Review of Financial Statements through May 31, 2017

The Board reviewed and accepted the financials.

6. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

i. District Inspection Report

ii. Staff Action List

iii. Aquatic Systems Reports.

Ms. Chamberlain went over the reports. She asked the Board if they would be interested in having a couple of marques installed as a way to post items to the community. The Board discussed the idea but decided they are not necessary at this time.

Supervisor Fleary asked if the CDD has tried to get people to sign up for the website to receive email updates. The Board discussed how they could go about reaching the community and giving them instructions to sign up on the website to receive emails. The Board asked for management to obtain the cost for sending a mass mailing to the community with instructions.

7. SUPERVISOR REQUESTS

Supervisor Ward brought up and discussed the security company. The Board agreed they would like proposals from alternate companies.

Supervisor Fleary asked if it is known whether or not Taylor Morrison is going to take on the expense of the monuments. He would like for this to be added to the action item list.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident brought up that the crosswalk at Riverview and Still Creek could use a stop light. The resident said that the crosswalks are fading, and the landscaping at Eagle Palm needs to be updated. The resident would also like for a more ecological approach to be taken with the ponds.

9. ADJOURNMENT

MOTION TO:	Adjourn at 7:41 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
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 7-26-17.


Signature

JoAnn Ward
Printed Name


Title:
☒ Chairman
☐ Vice Chairman


Signature

Bob Howell
Printed Name

Title:
☒ Secretary
☐ Assistant Secretary

Recorded by Records Administrator


Signature

8/2/17
Date

