

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

July 26, 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, July 26, 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

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, July 26, 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:

Brian Howell	Meritus
Celia Nichols	Landscape Architect

There were six 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

Mr. Howell stated that Counsel ordered the appraisal for the potential amenity parcel and would have it back by the next meeting. The Board discussed the next steps, funding, and that if this parcel fell through, the District would need to engage a land broker. Supervisor Fleary requested for Staff to pull the appraisals for this parcel for the last five years from the County Property Appraiser's website to discover if and how much the land has appreciated.

B. District Engineer

Mr. Howell noted that the District Engineer had nothing to report at this time.

4. BUSINESS ITEMS

A. Discussion on Security Service Proposals

i. Alamo Guard Patrol

- ii. **Nationwide Security Group**
- iii. **Elite Status Security & Technical Systems, Inc.**

Mr. Howell and the Board reviewed the security company proposals and pricing and discussed the differences. They also said that they are still not happy with Bales. The Board decided to table the proposals until next month so companies could present in person. Mr. Howell also had another company that he would like to invite.

B. Capital Improvement Plan Update
C. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting June 28, 2017

The Board reviewed the minutes.

MOTION TO:	Approve the June 28, 2017 minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures June 2017

The Board went over the O&Ms and asked for staff to check and see if the utility bill for the Lutz address was in the O&Ms; they also requested for staff to verify all of the utility accounts in the field by September meeting and mark the accounts on a map. The Board approved the District Engineer to assist with the utility bill and map request for up to four hours.

Mr. Howell went over the new process they would use in a couple months involving all of the books being loaded onto a tablet provided by Meritus at each meeting.

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

C. Review of Financial Statements through June 30, 2017

The Board reviewed and accepted the financials. Mr. Howell went over the budget with the Board.

6. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

i. District Inspection Report

ii. Staff Action List

iii. Aquatic Systems Reports

Mr. Howell went over his reports. The Board discussed adding an email blast feature for \$100 per month and creating a flyer to direct residents to the website so an email blast list could be created. The costs were discussed in detail, and the Board directed Mr. Howell to organize a mailing with a cap of \$1.50 per door, which would be the first step to get the process rolling. The Board agreed that the costs for the mailer and website upgrade would be a benefit to the community.

Mr. Howell stated that Taylor Morrison was interested in doing a cost share with adding a new monument where they are punching through, provided that the District takes the lead on plans, bidding, and project management. The Board directed staff to look at a potential site and provide the costs of the project for discussion at the next meeting.

Mr. Howell also noted that the Pineridge sign will have power within 30 days, and the pond treatment approved last month will begin the first week of August.

Ms. Nichols then went over her construction plans for the Hamlet and Belmont areas. There was a discussion on plants, trees, colors aesthetic, and berms. The Board was happy with the plans overall and directed Ms. Nichols to prepare them for bidding out to the current provider. Ms. Nichols stated they will be ready to go out within a couple of weeks. The Board also requested for staff to have the dead fronds on the ribbon palms trimmed, ask Taylor Morrison for landscape plans for the new fence on Faulkenburg, confirm they will be landscaping the Pineridge monument, and look at the pond by the new fence, as it does not hold water and may need more plants to make it more appealing. The berm areas where palm trees have been cut down will be looked at in the 2018 budget for additional landscape replacements.

7. SUPERVISOR REQUESTS

There were no supervisor requests at this time.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were some audience concerns about the confusion regarding the Baywood sign and what can be done. Residents also discussed the ponds, an access issue on Blue Beech, supervisor email addresses and issues they are having, and a baffling wall along I-75.

9. ADJOURNMENT


MOTION TO:	Adjourn at 8:00 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
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.*

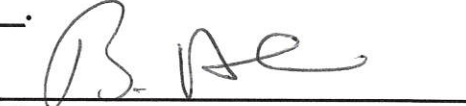
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 8-23-17.


Signature

Jo Ann Ward
Printed Name

Title:

- ☒ Chairman
☐ Vice Chairman


Signature

Dan Howell
Printed Name

Title:

- ☐ Secretary
☒ Assistant Secretary

Recorded by Records Administrator


Signature

8-25-17
Date

