

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

August 23, 2017 Minutes of the Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, August 23, 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 and Public Hearing of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, August 23, 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
Tanya O'Connor	Supervisor

Staff Members Present:

Brian Howell	Meritus
Celia Nichols	Landscape Architect

Alamo Security
Elite Status Security & Technical Systems, Inc.

There were three residents present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

Audience questions or comments were held until the end of the meeting.

3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET

A. Open Public Hearing on Adopting Fiscal Year 2018 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

B. Staff Presentations

Mr. Howell went over the 2018 proposed budget and stated this was the same draft the Board reviewed in May. Because the District has been operating efficiently over the years, a surplus fund of almost \$500,000 has been built up. Based on current tracking and past performance, the recommendation from staff was to keep the assessment level the same for 2018 as it was in 2017. Mr. Howell complimented this Board and past Boards for their hard work in not having an assessment increase in a decade or longer. Mr. Howell asked the Board if they had any questions on the budget, and they did not.

C. Public Comments

The audience did not have any questions or comments on the budget.

D. Close Public Hearing on Adopting Fiscal Year 2018 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

E. Consideration of Resolution 2017-04; Adopting Fiscal Year 2018 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2017-04.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

4. BUSINESS ITEMS

A. Consideration of Resolution 2017-05; Assessment Resolution

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2017-05.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

B. Consideration of Resolution 2017-06; Setting Fiscal Year 2018 Meeting Schedule

The Board discussed the resolution.

MOTION TO:	Approve Resolution 2017-06.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

C. Capital Improvement Plan

D. General Matters of the District

Mr. Howell went over the vacant parcel and appraisal. He said that the agenda for September will be limited to discussion on the potential amenity and landscape improvement bids. Both Counsel and the Engineer will attend the meeting to discuss the process and potential path forward. Mr. Howell also advised the Board that Taylor Morrison has agreed to contribute \$25,000 towards a new monument. The District would receive those funds in January 2018. In the interim, staff can work on the concept, plans, permitting, and bidding in preparation to begin the project when funds are received.

Mr. Howell informed the Board about a couple of letters that were sent to owners regarding issues on CDD property relating to access and dead trees. He also said that the aquatics company was doing an alum treatment this month.

The Board and audience members discussed some confusion regarding signs in the Baywood/Summerwood area. They asked if a new sign panel could be made that provides directions. Mr. Howell will get a mock-up and cost for next meeting. The Board then reviewed options for upgrading the holiday lighting from the typical \$6,500 to \$10,000 by enhancing the Riverview Drive entrance and major monument at Falkenburg Road.

MOTION TO:	Approve \$10,000 for lighting.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

E. Security Company Presentations

i. Alamo Guard Patrol

ii. Nationwide Security Group

iii. Elite Status Security & Technical Systems, Inc.

Alamo then gave a presentation security services. They highlighted their ability to do random patrols, technology, and background checks. They also said that their car stays on site and the company already familiar with Districts. The Board asked various question about their operations and company.

The entire presentation is available on audio recording.

Elite Status Security & Technical Systems, Inc. then went over their services, staffing, operations, and expertise. The Board asked various questions about their current client list, technology, and whether or not their car stayed on site.

The entire presentation is available on audio recording.

Nationwide did not present. The Board discussed the proposals and felt it was time to make a change from the current provider.

MOTION TO:	Approve to have staff check references of Alamo, have District Counsel review the contract, and if everything checks out, terminate Bales security, engage Alamo as the new security provider, and have the Chair sign the contract.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

5. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

i. Discussion on Ownership Map

6. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting July 26, 2017

The Board reviewed the minutes and noted a change to line 16. Supervisor O'Connor should be listed as present at the meeting, and Supervisor Kunke should not be listed.

MOTION TO:	Approve the July 26, 2017 minutes with changes to line 16 to reflect that Supervisor O'Connor was present at the meeting, but Supervisor Kunke was not.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures July 2017

The Board went over the O&Ms.

MOTION TO:	Approve the July 2017 O&Ms.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

Mr. Howell went over the status of the utility review and the District map that was being updated. Mr. Howell advised that through research, staff had identified where the District was over-billed by LMP several years ago in the amount of \$9,000. Mr. Howell said that LMP was issuing a credit on the next maintenance invoice, and the Board applauded the efforts by Meritus staff.

C. Review of Financial Statements through July 31, 2017

The Board reviewed and accepted the financials.

7. 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.

8. SUPERVISOR REQUESTS

The Board requested for the dead palm to be removed. They also asked for Mr. Howell to have the Engineer check on pothole and crosswalk concerns. Supervisor Fleary discussed the new format the County has for permitting.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Audience members commented about the ponds that are being given to HOA and not the CDD for maintenance. The Board asked Mr. Howell to contract Counsel and see if the CDD can take over maintenance; he will report back at the next meeting. Supervisor Fleary asked Mr. Howell to contact Taylor Morrison to see if the directional signage could be used on future parcels to avoid the issue with Summerwood since there are multiple sections within community under the Summerwood HOA.

10. ADJOURNMENT

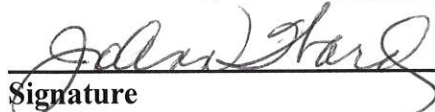
MOTION TO:	Adjourn at 7:59 p.m.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**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 09-27-2017.


Signature

JoAnn Ward
Printed Name

Title:

- ☐ Chairman
☐ Vice Chairman

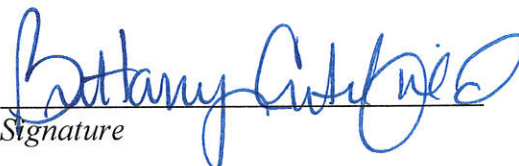

Signature

Brian Hauer
Printed Name

Title:

- ☐ Secretary
☒ Assistant Secretary

Recorded by Records Administrator


Signature

10/2/17
Date

