

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

November 29, 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, November 29, 2017 at 6:50 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, November 29, 2017 at 6:50 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chairman	
Earl Kunke	Vice Chairman	
Daniel Fleary, Jr.	Supervisor	
Suzanne DeCopain	Supervisor	<i>Via conference call</i>
Tanya O'Connor	Supervisor	

Staff Members Present:

Brian Howell	Meritus	
Scott Steady	Burr Forman	<i>Via conference call</i>
John Kessler	FMS Bonds	<i>Via Conference call</i>

There were seven 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

4. BUSINESS ITEMS

Mr. Kessler went over the bond refinance potential for the 2004 bonds and he projected the district could net 750k in savings. The 2008 bonds had no potential savings due to the small size of the bond. Mr. Kessler advised it would make sense to do the refinance and issuance of a new bond for a potential amenity center at the same time to save issuance fees. Mr. Steady stated at this time he would propose doing an outline of the process forward and to also research a few things on his end to make sure district could build the amenity center. He would have his report

ready for the January meeting which would coincide with the district engineer having her due diligence report ready as well. The Board directed counsel to proceed forward with his due diligence. *Entire Discussion is available on audio.*

A. Consideration of Monument Sign Agreement

Mr. Howell went over the agreement with Taylor Morrison for their contribution to funding 25k toward construction of a new monument where they are connecting to 78th street.

MOTION TO:	Approve Monument Sign Agreement
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

B. Investment Banker Review of Bond Refinancing & Future Bond Procurement

This item was discussed prior to the 4A. Consideration of Monument Sign Agreement

C. Capital Improvement Plan Update

Mr. Howell noted the sign panel for Baywood was scheduled to be onsite tomorrow, landscape project has commenced and it is slated to be done within next 3 weeks. Ms. Nichols is working on construction plans with hope to bid out and have numbers for January meeting. The Pine Ridge monument electrical work was done and passed inspection; were now just waiting for TECO to energize which should be within next week and Holiday lighting vendor has been notified. FHP schedule was ready to start 12/1 and Mr. Howell would send out copy to the Board. Mr. Howell noted there were some electrical repairs that needed to be done at the Belmont entrance.

5. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting October 25, 2017

The Board reviewed the minutes.

MOTION TO: Approve the October 25, 2017 minutes with changes
to line 162, there is a misplaced D.
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 October 2017

The Board went over the O&Ms.

MOTION TO: Approve the October 2017 O&Ms.
MADE BY: Supervisor
SECONDED BY: Supervisor
DISCUSSION: There was a question on Verizon and admin fees,
which were answered
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

C. Review of Financial Statements through October 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

7. SUPERVISOR REQUESTS

The Board asked to have the Holiday light vendor look at moving some of the lights from behind the big monument at Castle Creek to the front of the monument area so it is more visible.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

136 An audience member requested for the district to allow his plants to grow taller behind his house
137 to screen his home better. The Board advised they could not do that as it would diminish the
138 uniformity of the hedge and he could look at adding a buffer on his property. Also, if district ever
139 looked into replacing that hedge they would consider a taller growing species but at this time
140 they would not take action. There was a concern on an area behind homes with maintenance and
141 what was planted back there. The Board directed staff to review with district engineer as to what
142 could or could not be done and follow up with homeowner. There was a question on mailbox
143 kiosks which are not CDD and they were directed to their HOA.

144
145
146
147 **9. ADJOURNMENT**
148

MOTION TO:	Adjourn at 7:46pm
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 1-24-2018

Signature

JoAnn Ward

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

Signature

Nicole Chamberlain

Printed Name

Title:

☐ Secretary

☒ Assistant Secretary

Recorded by Records Administrator

Signature

1-29-2018

Date

