

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

August 22, 2018 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, August 22, 2018 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. CALL TO ORDER/ROLL CALL

Eric Davidson called the Public Hearing and Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, August 22, 2018 at 6:38 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chair	
Earl Kunke	Vice Chair	<i>arrived around 6:45 p.m.</i>
Daniel Fleary, Jr.	Supervisor	
Tanya O'Connor	Supervisor	
Suzanne DeCopain	Supervisor	<i>via conference call</i>

Staff Members Present:

Eric Davidson	Meritus	
Trevor Sas	Windward Building Group	<i>via conference call</i>

There were three audience members present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items at this time.

5. BUSINESS ITEMS

C. Discussion on Amenity Center

Trevor Sas with Windward Building Group went over the preliminary drawing. Supervisor O'Connor stated that she would like an office and another large multipurpose room or great room added to the drawing. Mr. Sas stated that they were able to reduce the size of the pool. The additional money leftover from doing a smaller pool around 5,000 sq. feet instead of an 8,000-9,000 sq. foot pool as originally discussed could be put towards the rest of the amenity center building. The Board and Mr. Sas discussed doing fabric standalone cabanas or shade sails to keep the overall construction cost of the building down. Mr. Sas also went over some interior options for the great room. Supervisor O'Connor went over why she thought an additional multipurpose room would make sense. She also talked about lockers and confirmed that there

49 would be an outside shower. The Board also asked about an exercise room. Mr. Sas and the
50 Board continued to talk about the budget and square footage of the building and amenity center.
51 They also discussed pool furniture, playground, security, and elevations. Supervisor Ward
52 wanted to see the design look a little more like Florida. Supervisor DeCopain and Supervisor
53 O'Connor also mentioned possibly adding a unisex bathroom off of the great room. Mr. Sas and
54 his designers will redraw the plans based on the discussion with the Board today. He will send
55 the revised plans to Meritus.

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57 *Mr. Sas left the meeting via conference call.*
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60 **3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2019 BUDGET**

61 **A. Open Public Hearing on Adopting Fiscal Year 2019 Budget**

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

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70 **B. Staff Presentations**

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72 Mr. Davidson went over the budget with the Board.

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74 **C. Public Comments**

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76 There were no public comments.

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78 **D. Close Public Hearing on Adopting Fiscal Year 2019 Budget**

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

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87 **E. Consideration of Resolution 2018-07; Adopting Fiscal Year 2019 Budget**

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89 The Board reviewed the resolution.
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MOTION TO:	Approve Resolution 2018-07
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

4. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

Mr. Davidson provided an update from Mr. Howell regarding landscaping and lighting. He also noted that Taylor Morrison has replanted the area they disturbed. SWFWMD is monitoring it. The Board asked how they could get more information from SWFWMD. Mr. Davidson suggested checking SWFWMD's website. Supervisor Ward also asked about the gopher tortoise burrows that were destroyed and if that was also being monitored by SWFWMD.

5. BUSINESS ITEMS

- A. Consideration of Resolution 2018-08; Assessment Resolution**

Mr. Davidson went over the resolution with the Board.

MOTION TO:	Approve Resolution 2018-08.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

- B. Consideration of Resolution 2018-09; Setting Fiscal Year 2019 Meeting Schedule**

The Board reviewed the resolution and meeting dates.

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MOTION TO:	Approve Resolution 2018-09.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

D. General Matters of the District

6. CONSENT AGENDA

- A. Consideration of Minutes of Board of Supervisors Continued Meeting July 10, 2018**
- B. Consideration of Minutes of Board of Supervisors Meeting July 25, 2018**
- C. Consideration of Operations and Maintenance Expenditures July 2018**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the July 10, 2018 minutes, the July 25, 2018 minutes, and the July 2018 O&Ms.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

D. Review of Financial Statements through July 31, 2018

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. Davidson went over the staff action list and inspection reports with the Board. Mr. Davidson also went over ADA Compliance regarding CDD websites. Mr. Howell will send more information to the Board.

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8. SUPERVISOR REQUESTS

Supervisor O'Connor asked to find a more accessible meeting location. Supervisor Fleary mentioned The Crossings at Riverview, which is where the HOA meets now. Mr. Davidson will contact Ms. Kaiser at Meritus about the location. Supervisor Fleary asked how to see which residents have signed up to receive updates from the website. Supervisor O'Connor wanted to see an example of an ADA compliant website when Mr. Howell sends more information.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident commented about the sign location. The Board and residents discussed possible placement options. Residents also asked about the timing of the lights turning on at the Summerwood monument, if the flowers at Summerwood are annuals, and putting in signage at Belmont and Willow Beach Drive.

10. 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
	5/0 - Motion passed unanimously

199 **Please note the entire meeting is available on disc*

200 **These minutes were done in summary format.*

201 **Each person who decides to appeal any decision made by the Board with respect to any matter*
202 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
203 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
204 *based.*


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206 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
207 **noticed meeting held on 9-26-18.**

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210 **Signature**

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213 **Printed Name**

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215 **Title:**
216 **Chairman**
217 **Vice Chairman**


Signature


Printed Name

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219 **Title:**
220 **Secretary**
221 **Assistant Secretary**

222 *Recorded by Records Administrator*

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224 **Signature**

225 10-04-18
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227 **Date**

