

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

September 5, 2018 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, September 5, 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

Mr. Davidson called the Regular Meeting and Public Hearing of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, September 5, 2018 at 6:42 p.m.**

Board Members Present and Constituting a Quorum:

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| JoAnn Ward | Chair |
| Earl Kunke | Vice Chair |
| Daniel Fleary, Jr. | Supervisor |
| Tanya O'Connor | Supervisor |
| Suzanne DeCopain | Supervisor |

Staff Members Present:

| | |
|---------------|-------------------------|
| Eric Davidson | Meritus |
| Scott Steady | District Counsel |
| Tonja Stewart | District Engineer |
| Trevor Sas | Windward Building Group |

There were many audience members in attendance.

Mr. Steady went over the procedure for the meeting and provided an overview of the agenda.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items. The audience held their comments about the amenity center and assessments to the public comments section of the public hearing.

3. RECESS TO PUBLIC HEARING

Mr. Steady directed the Board to recess to the Public Hearing.

48 **4. PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS FOR**
49 **IMPROVEMENTS**

50 **A. Open the Public Hearing on Imposing Special Assessments for Improvements**
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| MOTION TO: | Open 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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59 **B. Presentation by Staff of Proposed Improvements**
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61 Mr. Sas introduced himself and provided an overview of the project for the residents. He went
62 over the initial plans and what the Board wanted to include in the amenity center. Mr. Steady
63 also went over the development of the project and the history of the District.

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65 *The full discussion is available on audio recording.*
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67 **C. Presentation by Staff of Proposed Assessments**
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69 Mr. Steady went over the proposed assessments. He also went over the different bonds and how
70 they work, including the refinancing of some of the existing bonds.

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72 *The full discussion is available on audio recording.*
73

74 **D. Consideration of Testimony by the Public**
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76 Audience members commented about the assessment amount over 30 years, the interest rate, the
77 option for residents to pay off their portion of the bond up front, the sizes of the community pool,
78 not feeling that the amenity center would be a good value, safety and security at the existing
79 amenities, being on a fixed income and not being interested in using a clubhouse or amenities,
80 that the CDD fees are also important when buyers are looking at houses, not being able to afford
81 the proposed \$191 a year assessment increase, wanting the amenity center and being told by
82 Taylor Morrison that they were going to build one but it never happened, the HOA and CDD
83 having to pay money to hold required meetings in other communities because there is no
84 clubhouse in the District, the cost of security and maintenance that will come with a new amenity
85 center, the type of additional improvements that will go into the existing community areas, what
86 type of things could be put into the amenity center building like a gym, the amenity center being
87 a good idea but not liking the location chosen for it, the asking price of the land and if it was
88 negotiated, not wanting the amenity center because her HOA fees are high already and there is a
89 lot of vandalism in her section of the community, the builders telling him that his fees were
90 going to go down, getting more security for the entire community, not having the money to pay
91 for any increases in fees, being for the amenity center but wanting some questions answered

92 about the new homes that are being built, and increased traffic with all of the new homes being
93 built plus an additional amenity area for the community.

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95 Mr. Steady and the Board answered residents' questions and explained the rationale and history
96 between putting in an amenity center at this time.

97

98 The Board discussed whether or not to move forward with the financing for the improvements.

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MOTION TO: Move forward with the financing for the
improvements for the amenity center.

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MADE BY: Supervisor Ward

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SECONDED BY: Supervisor O'Connor

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion passed unanimously

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E. Board to Meet as Equalizing Board

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110 Mr. Steady stated that the Board had decided to move forward with the financing for the amenity
111 center and they need to meet as an equalizing Board. Mr. Steady asked if anything needs to be
112 changed in regards to how the properties will be levied for assessments for the improvements.

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MOTION TO: Levy the assessments uniformly on all the properties.

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MADE BY: Supervisor Fleary

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SECONDED BY: Supervisor Kunke

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion passed unanimously

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F. Close the Public Hearing on Imposing Special Assessments for Improvements

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MOTION TO: Close the Public Hearing.

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MADE BY: Supervisor O'Connor

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SECONDED BY: Supervisor Ward

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion passed unanimously

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G. Consideration of Resolution 2018-10; Imposing Special Assessments

Mr. Steady went over the resolution with the Board.

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| MOTION TO: | Approve Resolution 2018-10. |
| MADE BY: | Supervisor O'Connor |
| SECONDED BY: | Supervisor DeCopain |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 5/0 - Motion passed unanimously |

Celia Nichols, Nichols Landscaping was present at the meeting. Ms. Nichols provided a brief presentation of the amenity center. *Entire discussion available on audio*

5. RETURN TO REGULAR MEETING

Mr. Steady directed the Board to return to the regular meeting.

6. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

Ms. Stewart went over her report. She provided a general timeline and stated that she will be working with Mr. Sas and Mr. Howell.

C. District Manager

7. BUSINESS ITEMS

A. Consideration of Execution of Warranty Deeds to Hillsborough County for Falkenburg Road

Mr. Steady went over execution of warranty deeds to Hillsborough County for Falkenburg Road with the Board. The Board asked some questions, and Mr. Steady and Ms. Stewart answered.

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| MOTION TO: | Approve the Execution of Warranty Deeds to Hillsborough County for Falkenburg Road and authorize the Chair to execute them. |
| MADE BY: | Supervisor O'Connor |
| SECONDED BY: | Supervisor Fleary |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |

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5/0 - Motion passed unanimously

B. General Matters of the District

8. SUPERVISOR REQUESTS

Supervisor O'Connor mentioned a couple of dead trees or bushes that need to be replaced by Sunrise. She also brought up an elm directly in front of Sanctuary that needs to be taken out.

9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were audience comments about the gopher tortoise conversation area in the community, someone spraying the protected area, trash from the builders.

10. ADJOURNMENT


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

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

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

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

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

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212 **Signature**

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215 _____
216 **Printed Name**

217 **Title:**
218 **Chairman**
219 **Vice Chairman**

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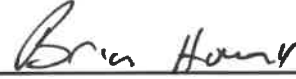
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Signature



Printed Name

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator



Signature

10-04-18

Date

