

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

June 26, 2019 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, June 26, 2019 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. PLEDGE OF ALLEGIANCE

Supervisor Fleary led in reciting the Pledge of Allegiance.

2. 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, June 26, 2019 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Daniel Fleary, Jr	Chair
Lawrence T. Hollis	Vice Chair
JoAnn Ward	Supervisor
Koko Miller	Supervisor

Staff Members Present:

Gene Roberts	Meritus	
Tonja Stewart	District Engineer	<i>via conference call</i>

There were six audience members present.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. VENDOR/STAFF REPORTS

A. District Counsel

There was nothing to report at this time from Counsel.

B. District Engineer

Ms. Stewart called in and gave an update on ponds 1 and 2. Mr. Roberts stated at his last community inspection, it was noted that the water levels in ponds 6 and 8 was also low. He asked her if these ponds are tied into ponds 1 and 2. Mr. Roberts also mentioned that there is some erosion around the outfall flanges. Ms. Stewart said she will look into it; she also answered several questions that the Board asked.

Supervisor Fleary requested that Meritus coordinate a meeting between Taylor Morrison, the District Engineer, and Meritus to discuss the Board's concerns regarding the dewatering and construction involving ponds 1 and 2.

Ms. Stewart briefly discussed the progress of the new amenity center. Supervisor Miller asked about additional parking spots at the proposed amenity center. He wanted to know if Ms. Stewart had reviewed the diagram that he had sent to her. Ms. Stewart asked for Meritus to forward any additional requests so it can be addressed with Lee the Project Manager so it can be incorporated into the design process.

The Board had no further questions, and Ms. Stewart exited the conference call.

5. BUSINESS ITEMS

A. Capital Improvement Update

Mr. Roberts briefed the Board on the email that Mr. Howell had sent them. Mr. Roberts then provided an update on the landscape enhancements that LMP has been doing. Mr. Roberts also told the Board that the conservation clearing they had approved behind the Castle Creek monument was to have been started on June 25, 2019 but has been pushed back to July 2, 2019.

6. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting May 22, 2019

The Board reviewed the minutes. Supervisor Hollis noted the minutes stated he attended the meeting via conference call, but he was actually present.

MOTION TO:	Approve the May 22, 2019 meeting minutes with the change discussed.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures May 2019

The Board reviewed the O&Ms. Supervisor Hollis asked for the TECO invoice listed at Falkenburg/Wholly be checked to make sure it is within Parkway CDD's boundary and also to confirm all of the TECO invoices are correct.

MOTION TO:	Approve the May 2019 O&Ms.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/1 – Supervisor Hollis opposed.

C. Review of Financial Statements through May 31, 2019

The Board reviewed and accepted the financials. Supervisor Ward asked in expenditures why the Dues, Licenses and Fees line item is so over budget. Mr. Roberts said he will look into it but is guessing it is related to the amenity center.

7. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

- i. District Inspection Report**
- ii. Staff Action List**
- iii. Aquatic Systems Reports**

Mr. Roberts went over the management reports with the Board. Mr. Roberts summarized what was discussed during the monthly landscape inspection that was attended by LMP, Supervisor Ward, and Mr. Roberts. LMP will provide a proposal to remove the diseased holly trees along Falkenburg; they will also provide a proposal to replace the remaining juniper beds along the east side of Falkenburg with confederate jasmine. LMP will check with the landscape architect about adding more stones to cover the exposed black landscape border. Fresh mulch will be completed by the second week in July. LMP will be planting more Society Garlic in the triangles at the round-a-bout. The Board asked to be sent a summary of each month's inspection.

8. SUPERVISOR REQUESTS

Supervisor Hollis asked to have the dead palm tree on Castle Creek removed. He wanted to make sure that LMP improves the maintenance along Eagle Palm and trims the oak tree branches hanging into pond 4. Supervisor Hollis also wanted to check with the District Engineer about contacting the County related to ponds 1 and 2.

135 Supervisor Fleary wanted to follow up with LMP on the progress of clearing behind the
136 residence at 9050 Pine Breeze. He also asked for Meritus check to see what is on record
137 regarding the commitments promised by Taylor Morrison regarding the construction and
138 dewatering of ponds 1 and 2. Supervisor Fleary requested for the District Engineer and a Taylor
139 Morrison representative attend the next Board meeting. He also requested for Meritus to provide
140 a speaker phone at the meetings for conference calls.
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143 **9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
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145 Resident Steve Burris spoke in detail about the construction work being done by Taylor
146 Morrison that is impacting ponds 1 and 2. He questioned if the Board was being aggressive
147 enough with Taylor Morrison about fulfilling promised commitments. He also asked if the
148 District Engineer can provide a written summary of discussions with the County and Taylor
149 Morrison to the District Manager. Mr. Burris also questioned the O&M increase when residents
150 have been told there would be no increase. Supervisor Ward explained that it was due to the
151 different existing bonds.
152

153 Resident Dean Flynn commented on the poor condition of the landscape and mulch in the
154 common area in the center of Willow Beach. He asked if benches could be added and if a
155 monument or column could be built at the subdivision entrance. The Board said no to the
156 benches but that they will consider an entrance feature at a later date.
157

158 Resident Cynthia Bass-Hollis stated that there are some broken sprinklers as when exiting
159 Belmont. She also said that the sidewalk across the street from Amberly is moldy and slippery
160 and asked if it can be cleaned. Supervisor Ward explained the sidewalks belong to the County
161 and she should contact them.
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164 **10. ADJOURNMENT**
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166	MOTION TO:	Adjourn at 7:45 p.m.
167	MADE BY:	Supervisor Miller
168	SECONDED BY:	Supervisor Ward
169	DISCUSSION:	None further
170	RESULT:	Called to Vote: Motion PASSED
171		4/0 - Motion passed unanimously

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

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

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

180
181 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
182 noticed meeting held on 7/24/19.

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184 
185 Signature

186 Daniel Feary Jr
187 Printed Name

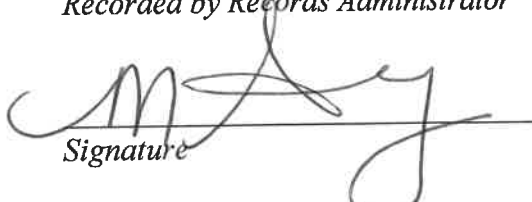
189
190 Title:
191 Chairman
192 Vice Chairman

183
184 
185 Signature

186 Brian Lamb
187 Printed Name

189
190 Title:
191 Secretary
192 Assistant Secretary

193
194 Recorded by Records Administrator

195
196 
197 Signature

198 7-31-19
199 Date

