

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

July 24, 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, July 24, 2019 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

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, July 24, 2019 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Howell	Meritus	
Gene Roberts	Meritus	
Tonja Stewart	District Engineer	<i>via conference call</i>
Drew Miller	Taylor Morrison	
Carlos de la Ossa	Taylor Morrison	
Kiera Calhoun	Taylor Morrison	

There was one resident 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.

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B. District Engineer

Ms. Stewart went over the status of the stormwater work and the reports she had submitted. She confirmed there would be no extra charge from Aquatic Systems to treat invasive weeds in affected ponds, and they recommended to wait until fall to see if any fish need to be replaced from construction activity. RIPA is done with all the repair work, and Ms. Stewart will continue to monitor the ponds as construction moves forward. Ms. Stewart stated that the ponds were almost back up to their pre-construction levels. The Board thanked Ms. Stewart for all her efforts in monitoring this work. Ms. Stewart was also asked to check the pipe in Pond 8.

Drew Miller with Taylor Morrison went over the construction timeline, confirmed that models were going up, and discussed activity with the Board. He asked if they could be provided the latest construction plans for the new amenity, assessments connected with that project, and other relevant information so they could inform the sales team and new prospective buyers. Mr. Howell stated he would send the information to them the next day via email.

5. BUSINESS ITEMS

A. Discussion on Exterior Painting Monument Signs Proposals

The Board reviewed the painting proposal and tabled this work until the fall so it could be done in the dry season and in the new fiscal year. They would like to see if more bids can be obtained and make sure the bids include all of the monuments.

B. Discussion on Concept Plans for New Amenity Center

Mr. Howell went over capital improvement updates and noted that LMP was closing out a punch list and hope it will be completed within the next week. The CDD is holding almost \$40K in retainage until the punch list is completed. Mr. Howell stated that Stantec is submitting the site-plan package to the County on the first of August, and the goal is to begin moving dirt by the end of the month. Construction would look to go vertical by the end of October with a completion date of sometime in April. The Board reviewed the final construction plans with staff and had only a minor change, which was that page 55 should reflect that the door will access the multipurpose room and not the great room.

6. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting June 26, 2019

The Board reviewed the minutes.

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MOTION TO:	Approve the June 26, 2019 meeting minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures June 2019

The Board reviewed the O&Ms.

MOTION TO:	Approve the June 2019 O&Ms.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

C. Review of Financial Statements through June 30, 2019

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 and Mr. Roberts went over the management reports with the Board. The following action items need to be reviewed: Pond 3 needs to be looked at, at Pond 15 the alum treatment is the only option since no aerator is recommended, the aquatics program needs to be bid out to determine where the market is and to see if other vendors have some different opinions on the District’s ponds, the easement on Ponds 12 and 13 is overgrown, the dead palm trees, and the vendor is over-spraying in some areas on Eagle Palm.

131 **8. SUPERVISOR REQUESTS**

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133 The Board collectively thanked Mr. Howell for all of his years of service to the District and
134 wished him the best of luck on his next endeavors. Mr. Howell thanked the Board for allowing
135 him to serve them over the years and let them know they were a great group to work with.
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138 **9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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140 There was a comment that Taylor Morrison contractors were leaving mud along the roads. The
141 resident asked if they can do street sweeping more often.
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144 **10. ADJOURNMENT**

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146	MOTION TO:	Adjourn at 7:35 p.m.
147	MADE BY:	Supervisor Ward
148	SECONDED BY:	Supervisor Hollis
149	DISCUSSION:	None further
150	RESULT:	Called to Vote: Motion PASSED
151		5/0 - Motion passed unanimously

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

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

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

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161 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
162 **noticed meeting held on 08-28-19.**

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165 **Signature**
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168 **Printed Name**

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170 **Title:**
171 **Chairman**
172 **Vice Chairman**

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170 **Title:**
171 **Secretary**
172 **Assistant Secretary**

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174 *Recorded by Records Administrator*

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180 9/4/19
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182 **Date**

