

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

August 28, 2019 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, August 28, 2019 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. PLEDGE OF ALLEGIANCE

JoAnn Ward led the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting and Public Hearing of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, August 28, 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	<i>arrived at approximately 6:35 p.m.</i>
JoAnn Ward	Supervisor	
Koko Miller	Supervisor	<i>arrived at approximately 6:45 p.m.</i>

Staff Members Present:

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

There were 15 residents present.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. RECESS TO PUBLIC HEARING

Mr. Roberts directed the Board to recess to the public hearing.

47 **5. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

48 **A. Open Public Hearing on Proposed Fiscal Year 2020 Budget**

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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57 **B. Staff Presentations**

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59 *Supervisor DeCopain arrived at the meeting.*

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61 Mr. Roberts went over the budget line items.

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63 **C. Public Comments**

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65 *Supervisor Miller arrived at the meeting.*

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67 A resident asked about the assessment increase and said she was never told the O&Ms would
68 increase because of the new amenity center. She also asked about the debt on the different bonds.
69 Another resident had a question about her tax bill.

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71 **D. Consideration of Resolution 2019-07; Adopting Fiscal Year 2020 Budget**

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73 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2019-07.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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82 **E. Close Public Hearing on Proposed Fiscal Year 2020 Budget**

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

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92 **6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

93 **A. Open Public Hearing on Levying O&M Assessments**
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95	MOTION TO:	Open the public hearing.
96	MADE BY:	Supervisor Hollis
97	SECONDED BY:	Supervisor Ward
98	DISCUSSION:	None further
99	RESULT:	Called to Vote: Motion PASSED
100		5/0 - Motion passed unanimously

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102 **B. Staff Presentations**
103

104 Mr. Roberts went over the assessments.
105

106 **C. Public Comments**
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108 There were no public comments.
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110 **D. Consideration of Resolution 2019-08; Levying O&M Assessments**
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112 The Board reviewed the resolution.
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114	MOTION TO:	Approve Resolution 2019-08 providing that the
115		assessments for the Eagles Nest are correct.
116	MADE BY:	Supervisor Ward
117	SECONDED BY:	Supervisor Miller
118	DISCUSSION:	None further
119	RESULT:	Called to Vote: Motion PASSED
120		5/0 - Motion passed unanimously

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122 **E. Close Public Hearing on Levying O&M Assessments**
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124	MOTION TO:	Close the public hearing.
125	MADE BY:	Supervisor Ward
126	SECONDED BY:	Supervisor Miller
127	DISCUSSION:	None further
128	RESULT:	Called to Vote: Motion PASSED
129		5/0 - Motion passed unanimously

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132 **7. RETURN TO REGULAR MEETING**
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134 Mr. Roberts directed the Board to return to the regular meeting.

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8. VENDOR/STAFF REPORTS

A. District Counsel

There was nothing to report at this time from Counsel.

B. District Engineer

Ms. Stewart provided an update on the status of the amenity center and said she anticipates that ground breaking will begin in late November. Stantec will provide monthly updates to the Board. Supervisor Fleary asked that Stantec provide the HOA president with updates on amenity center progress as well.

Ms. Stewart then updated the Board on the construction status of the Eagle’s Nest. She also discussed Supervisor Ward’s concerns about the pond bank erosion in ponds 1 and 2 related to the dewatering for the storm drain installation. Ms. Stewart will get with District Counsel to get on record that Taylor Morrison will be held financially responsible for any repairs needed because of the construction.

9. BUSINESS ITEMS

A. Discussion on Holiday Lighting Proposals

The Board reviewed the holiday lighting proposals.

MOTION TO:	Accept the Illuminations Holiday Lighting proposal for \$10,000.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. Discussion on Aquatics Proposals

- i. Aquatic Weed Control**
- ii. Cypress Creek Aquatics**
- iii. Sitex Aquatics**

Mr. Roberts went over the proposals from the three aquatic vendors that submitted proposals for pond maintenance. After discussion, the Board decided to accept the Aquatic Weed Control proposal.

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MOTION TO:	Accept the Aquatic Weed Control proposal.
MADE BY:	Supervisor Hollis
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

The Board discussed giving the current aquatics vendor Aquatic Systems a 30-day termination notice.

MOTION TO:	Give Aquatic Systems 30-day termination notice.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

C. Discussion on Playground Proposals

Supervisor Hollis said he does not recommend swings due to safety issues. The Board decided to table their discussion until the September meeting to allow them more time to review.

D. Consideration of Resolution 2019-09; Setting Fiscal Year 2020 Meeting Schedule

The Board reviewed the resolution and meeting schedule. They decided to move the November meeting to November 20, 2019. When the amenity center is completed, they will hold the meetings there.

MOTION TO:	Approve Resolution 2019-09 with the change to the November meeting.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

10. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting July 24, 2019

The Board reviewed the minutes.

221 MOTION TO: Approve the July 24, 2019 meeting minutes.
222 MADE BY: Supervisor Ward
223 SECONDED BY: Supervisor Miller
224 DISCUSSION: None further
225 RESULT: Called to Vote: Motion PASSED
226 5/0 - Motion passed unanimously

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228 **B. Consideration of Operations and Maintenance Expenditures July 2019**
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230 The Board reviewed the O&Ms.
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232 MOTION TO: Approve the July 2019 O&Ms.
233 MADE BY: Supervisor Ward
234 SECONDED BY: Supervisor Miller
235 DISCUSSION: None further
236 RESULT: Called to Vote: Motion PASSED
237 5/0 – Motion passed unanimously

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239 **C. Review of Financial Statements through July 31, 2019**
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241 The Board reviewed and accepted the financials.
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244 **11. MANAGEMENT REPORTS**

245 **A. District Manager's Report**

246 **B. Field Manager**

- 247 **i. District Inspection Report**
248 **ii. Staff Action List**
249 **iii. Aquatic Systems Reports**
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251 Mr. Roberts provided an update on the landscape enhancement project and landscape lighting
252 project. Supervisor Fleary said there is a palm tree leaning on the sidewalk side of the
253 roundabout. Supervisor Ward said at the Sanctuary entrance, there is a dead palm tree, and at the
254 Hamlet entrance, there is another a dead tree. She also said there is a pine three that is dying in
255 the buffer that Taylor Morrison left in the Eagles Nest that she wants them to remove. The Board
256 also mentioned that the lights at Hamlet and Sanctuary are not working.
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259 **12. SUPERVISOR REQUESTS**
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261 Supervisor DeCopain would like for Stantec to make an updated CDD map.
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263 Supervisor Hollis asked for Mr. Roberts to consult with District Counsel to see why the common
264 area in Willow Beach was deeded to the CDD and not the HOA.

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267 **13. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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269 There were questions about which parts of Oak Creek are in District boundaries, existing bonds,
270 and the difference between the HOA and CDD. A resident asked if the camera installed at the
271 Sanctuary gate was installed by the CDD, and Supervisor Ward answered that it was installed by
272 Taylor Morrison. Residents also asked about the mowing responsibility along Falkenburg and if
273 a buffer will be installed at the new amenity center to screen the neighboring lot. A resident
274 requested a monument sign for the Willow Beach entrance. There was also a resident question
275 regarding if the plants at the Blue Beech roundabout could be trimmed to improve visibility.

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278 **14. ADJOURNMENT**

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MOTION TO:	Adjourn at 8:00 p.m.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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288 *Please note the entire meeting is available on disc

289 *These minutes were done in summary format.

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

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295 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
296 noticed meeting held on 9/25/19.

297 [Signature]
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299 Signature

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301 Daniel Henry
302 Printed Name

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304 Title:

305 Chairman
306 Vice Chairman

[Signature]
Signature

Bonnie Roberts
Printed Name

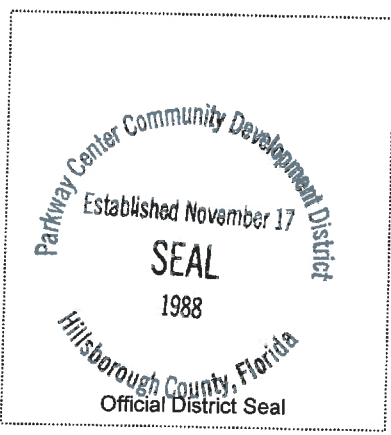
Title:

Secretary
 Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature

9/26/19
Date



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