

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

April 22, 2020 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, April 22, 2020 at 6:30 p.m.** via conference call at 1-866-906-9330 with access code 4863181.

1. PLEDGE OF ALLEGIANCE

Brian Howell led 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, April 22, 2020 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

- Brian Howell District Manager, Meritus

There were two resident audience members present on the conference call.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. VENDOR/STAFF REPORTS

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

There were no items from the Engineer or Counsel at this time.

47 **5. BUSINESS ITEMS**

48 **A. Acceptance of Ratification of Windward Construction Contract**

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50 The Board reviewed the Windward Construction Contract that Counsel put together and the
51 Chair executed.

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53	MOTION TO:	Ratify the Windward Construction Contract as
54		executed.
55	MADE BY:	Supervisor Hollis
56	SECONDED BY:	Supervisor Ward
57	DISCUSSION:	None further
58	RESULT:	Called to Vote: Motion PASSED
59		5/0 - Motion passed unanimously

60

61 **B. Discussion on Taylor Morrison Response to District Letter**

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63 Mr. Howell went over response from Taylor Morrison and suggested now that they have
64 responded to the punch list, it would make more sense financially for District management to
65 take the lead on completing the tasks with Taylor Morrison instead of Counsel. The Board
66 agreed. Mr. Howell also stated it also made sense that Taylor Morrison wanted to do the items at
67 the end for the project so there was just one list; however, Mr. Howell thought that Item 1 should
68 be looked at by the District Engineer and the repairs should be completed before the rainy season
69 commences. The Board agreed and discussed other items on the list. The Board directed for Mr.
70 Howell to work on items 1, 3, and 5 for right now.

71

72 **C. Discussion on Construction Update**

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74 Mr. Howell went over the construction project and stated that the final permit would be ready for
75 pickup by Friday and construction would start next week. Mr. Howell also noted that Windward
76 would put together selections for the Board to choose from starting in June. This would range
77 from playground equipment to finishes in the clubhouse. The Board will work with Windward
78 over the summer to make all the choices. Mr. Howell also recommended that during the
79 construction process, the Chair be the liaison with staff and Windward for items that pop up
80 during construction. Mr. Howell noted if that if the Chair was unavailable, then the Vice Chair
81 would substitute. Any major changes with the plan, budget, etc. would be presented to the entire
82 Board for input. The Board agreed to that recommendation.

83

84 **D. General Matters of the District**

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88 **6. CONSENT AGENDA**
 89 **A. Consideration of Board of Supervisors Regular Meeting Minutes Feb. 26, 2020**
 90 **B. Consideration of Operations and Maintenance Expenditures February 2020**
 91 **C. Review of Financial Statements Month Ending February 29, 2020**

92
 93 The Board reviewed the Consent Agenda items. Mr. Howell noted that the CDD is tracking 5%
 94 under budget at this time.
 95

MOTION TO:	Approve the Consent Agenda items A-C.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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 103

104 **7. MANAGEMENT REPORTS**
 105 **A. District Manager**
 106 **i. Community Inspection Reports**
 107 **ii. Staff Action List**

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 109 The Board reviewed the management reports.
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 111

112 **8. SUPERVISOR REQUESTS**

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 114 Supervisor Fleary said the palm tree that was being monitored near 9117 Pine Breeze is dead and
 115 needs to be taken down.

116
 117 Supervisor Hollis asked what LMP is charging to do the island on Baywood. Mr. Howell will
 118 check and advise the Board.
 119

120 Supervisor Ward wanted to ensure that Taylor Morrison is doing maintenance to the landscaping
 121 as needed for their new section.
 122

123
 124 **9. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

125
 126 There were no audience questions or comments.
 127
 128
 129

130 **10. ADJOURNMENT**

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MOTION TO:	Adjourn at 6:57 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Hollis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

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

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

145

146 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
147 **noticed meeting held on 06-24-2020.**

148

Daniel Fleary, Jr

Brian Howell

149

Signature

Signature

150

Daniel Fleary, Jr

Brian Howell

151

Printed Name

Printed Name

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153

Title:

Title:

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Chairman

Secretary

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Vice Chairman

Assistant Secretary

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Recorded by Records Administrator

Brittany Crutchfield

Signature

07-15-2020

Date

