

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
FEBRUARY 23, 2022**

**PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
AGENDA**

**Wednesday, FEBRUARY 23, 2022**

**6:30 p.m.**

The Parkway Center Clubhouse,  
Located at 7461 S Falkenburg Rd Riverview, FL 33578

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Koko Miller JoAnn Ward Tanya O’Conner Linda Bell Charlotte Hazlewood
<b>District Manager</b>	Meritus	Brian Howell
<b>District Attorney</b>	Burr Forman	Scott Steady
<b>District Engineer</b>	Stantec, Inc.	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room*

The regular meeting will begin at **6:30 p.m.** with the third section is called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the district. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Fifth section called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The sixth section called **Management Reports** allows the District Administrator to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the district. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors’ discussion, motion and vote. Agendas can be reviewed by contacting the Manager’s office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The seventh section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the district’s needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the district. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**Parkway Center Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District will be held on **Wednesday, February 23, 2022 at 6:30 p.m.** at the Parkway Center Clubhouse, located at 7461 S Falkenburg Rd Riverview, FL 33578. **Please let us know 24 hours before the meeting if you wish to call in for the meeting.** Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 9074748#**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. MANAGEMENT REPORTS**
  - A. District Counsel
    - i. CDD/HOA Maintenance Agreement
  - B. District Engineer
    - i. Discussion on Stormwater Report..... *Under Separate Cover*
    - ii. Discussion on Meritage Homes
    - iii. Discussion on Falkenburg Road Extension – Hillsborough ..... Tab 01
  - C. District Manager ..... Tab 02
    - i. Community Inspection Report
    - ii. Yellowstone Inspection Report
- 4. BUSINESS ITEMS**
  - A. Discussion on Vender of Smoothies – Tropical Smoothie Cafe ..... Tab 03
  - B. Discussion on Landscape Update-Yellowstone..... Tab 04
  - C. Discussion on Amenity Center Video Surveillance Proposal – Envera System ..... Tab 05
- 5. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Regular Meeting Minutes January 26, 2022 ..... Tab 06
  - B. Consideration of Operations and Maintenance Expenditures January 2022 ..... Tab 07
  - C. Review of Financial Statements Month Ending January 31, 2022..... Tab 08
- 6. SUPERVISOR REQUESTS**
- 7. AUDIENCE QUESTION, COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,  
Brian Howell  
District Manager