

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

January 27, 2021 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, January 27, 2021 at 6:30 p.m.** at The Rivercrest Clubhouse located at 11560 Ramble Creek Drive, Riverview, FL 33569.

1. 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, January 27, 2021 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Koko Miller	Chair	
JoAnn Ward	Vice-Chair	
Tanya O'Connor	Supervisor	
Linda Bell	Supervisor	<i>arrived at approximately 6:40 p.m.</i>

Staff Members Present:

Brian Howell	District Manager, Meritus	
Scott Steady	District Counsel, Burr Forman	<i>via conference call</i>

There were some representatives from LMP in attendance.

There were a few resident audience members in attendance in person and via conference call.

2. PLEDGE OF ALLEGIANCE

Brian Howell led the Pledge of Allegiance.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

LMP updated the Board on the pine trees. Mulch is scheduled for March. Spring annuals will be on the agenda next month. Supervisor O'Connor asked about the holly. LMP said they will take a look. Supervisor Bell asked some questions about the landscaping; Mr. Howell said they will get Supervisor Bell set up to do a ride along during inspections.

The representatives from LMP left the meeting.

49 **3. VENDOR/STAFF REPORTS**

50 **A. District Counsel**

51 **i. Maintenance for the Storm Water for Oak Creek Parcel 10**

52 **ii. Discussion on Taylor Morrison Closeout**

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54 Mr. Steady went over that the District is asking for Taylor Morrison to execute a Quit Claim
55 Deed to convey all of the interests on the plat that are not residential homes to the District, with
56 the most important one being the perimeter buffer in between the homes and the pond. Mr.
57 Steady said he will be asking for the Board to accept the Quit Claim Deed from Taylor Morrison.
58 The second item is that Taylor Morrison is asking for the District to take over the maintenance
59 responsibilities for the new pond. The third item are the fixes the District is asking for, which is
60 \$70,804.80. Taylor Morrison will likely ask for a release from all liability in their response. The
61 Board asked for clarification regarding the buffer, and Mr. Steady and Mr. Howell answered.
62 There was also a question about the release of liability. Mr. Steady said it is usually a release of
63 any future claims the District would have against Taylor Morrison. Supervisor O'Connor asked
64 about environmental concerns. Mr. Steady said he could address it with them with some caveats
65 and the Board would need to approve anything during the course of negotiations. The Board
66 continued to discuss the negotiations and agreement.

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MOTION TO:	Accept the Quit Claim Deed and environmental responsibility of the pond, contingent on a resolution with Taylor Morrison on the items in the punch list.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

76
77 Mr. Steady will keep the Board updated on the progress of the negotiations with Taylor
78 Morrison.

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80 *Mr. Steady left the conference call.*

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82 **B. District Engineer**

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84 There was nothing additional to report from the Engineer at this time.

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87 **4. BUSINESS ITEMS**

88 **A. Acceptance of Board Member Resignation – Suzanne DeCopain**

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90 Mr. Howell went over Suzanne DeCopain's resignation with the Board.

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MOTION TO:	Accept Suzanne DeCopain’s Board resignation.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O’Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The Board discussed filling the vacant seat and decided to ask for interested candidates to submit resumes. The Board would then look to fill the seat at the next meeting.

B. Discussion on Summerwood HOA Board Meetings at Amenity Center

Mr. Howell went over the request from the Summerwood HOA to hold their board meetings in the amenity center. The Board discussed and did not have any objections to the schedule.

5. CONSENT AGENDA

- A. Consideration of Board of Supervisors Regular Meeting November 18, 2020**
- B. Consideration of Board of Supervisors Regular Meeting December 16, 2020**
- C. Consideration of Operations and Maintenance Expenditures November 2020**
- D. Consideration of Operations and Maintenance Expenditures December 2020**
- E. Review of Financial Statements Month Ending December 31, 2020**

The Board reviewed the consent agenda items. There was a question about the Don Harrison invoice; Mr. Howell went over the services provided.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor O’Connor
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously.

128 **6. MANAGEMENT REPORTS**

129 **A. District Manager**

130 **i. Manager's Report**

131 **ii. Community Inspection Reports**

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133 The Board reviewed the management reports. Mr. Howell said the CO for the amenity center
134 should occur at the end of February. Supervisor Miller asked about security. Mr. Howell went
135 over that there will be keyless entry and cameras. There was a question about power outages and
136 the cloud storage timeframe. Mr. Howell will get back to the Board with more details about these
137 features. The Board asked about voice-down services for trespassing. Mr. Howell went over how
138 that would typically work. The Board talked about doing a grand opening and said they may do a
139 soft opening but postpone a party to Memorial Day or the summer. The Board asked about doing
140 rules and policies for the amenities; Mr. Howell explained.

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142 Mr. Howell said the District received the agreement back from the HOA to take over Parcels 7-9.
143 LMP and the aquatics provider will start maintaining it next week.

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146 **7. SUPERVISOR REQUESTS**

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148 Supervisor Ward asked for the District Engineer to put in a request with the County to have Still
149 Creek Dr. addressed.

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151 Supervisor O'Connor asked about possibly bidding out the landscaping. Mr. Howell suggested
152 waiting until after the pool landscaping and going out for bid at March if the Board is still not
153 happy with LMP. Supervisor O'Connor also mentioned some vandalism at the Oak Creek entry
154 sign at Harvest Glen.

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156 Supervisor Miller asked about service dogs around the pool.

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158 Supervisor Bell asked about her paperwork and Oath of Office certificate.

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161 **8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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163 A resident asked about shoring up the ponds. Mr. Howell said in the request to Taylor Morrison,
164 the District has asked for money to address the issue. There were resident questions about the
165 number of HOAs and residents that are part of the District, the number of parking spaces at the
166 amenity center, and the maximum capacity for the pool and amenity center.

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170 **9. ADJOURNMENT**
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MOTION TO:	Adjourn.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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

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

181 **Each person who decides to appeal any decision made by the Board with respect to any matter*

182 *considered at the meeting is advised that person may need to ensure that a verbatim record of*

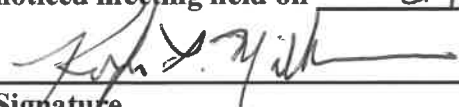
183 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*

184 *based.*

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186 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**

187 **noticed meeting held on 2/24/2021.**

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189 _____

190 **Signature**

191 Koko L. Miller

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193 **Printed Name**

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195 **Title:**

196 **Chairman**

197 **Vice Chairman**

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190 **Signature**

191 Brad Howard

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193 **Printed Name**

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195 **Title:**


196 **Secretary**

197 **Assistant Secretary**

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199 *Recorded by Records Administrator*

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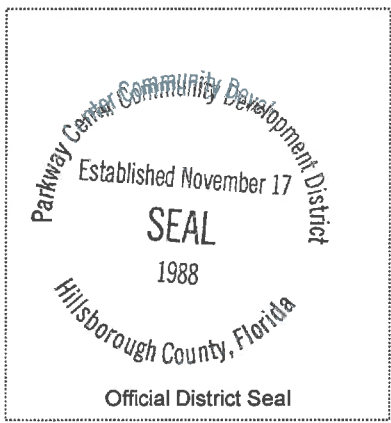
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203 **Signature**

204 3/1/2021

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206 **Date**



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