

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

October 6, 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, October 6, 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, October 6, 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
Charlotte Hazlewood	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus	
Gene Roberts	District Manager, Meritus	<i>via conference call</i>
Garth Rinard	LMP	
Jon Souers	Yellowstone Landscape	

There were no resident audience members in attendance.

Supervisor Miller led the Pledge of Allegiance.

### 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

### 3. VENDOR/STAFF REPORTS

#### A. District Counsel

Mr. Howell stated that Counsel had forwarded the agreements for Taylor Morrison and Windward. The Board tabled this until the meeting on October 27, 2021 so they can approve with Counsel present.

47 **B. District Engineer**

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49 Mr. Howell noted that the Engineer would be at the next meeting to go over some action items.  
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52 **4. BUSINESS ITEMS**

53 **A. Discussion on RFP Landscaping Services**

- 54 *i. LMP - Landscape Maintenance Professionals, Inc.*  
55 *ii. Russel Landscape*  
56 *iii. Yellowstone Landscape*  
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58 Mr. Howell and Mr. Roberts went over the bids for the landscape program with the Board. LMP  
59 was priced at \$208,650.00, Yellowstone at \$253,124.00 and Russel at \$352,784.00. Mr. Souers  
60 and Mr. Rinard discussed their bids and the services they could provide. Mr. Howell went over  
61 the current CDD budget and options on how to move forward. The Board discussed and decided  
62 they wanted a little more time to check references and review the proposals. They will look to  
63 make a decision at their next meeting on October 27, 2021.  
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65 **B. Discussion on Amenity Center Project**

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67 Mr. Howell went over the walk-through with Supervisor Ward that was conducted on October 1,  
68 2021 at the new amenity center. The inspection went well and there are only minor items to  
69 address. Mr. Howell discussed the plan to open later in the month, as well as operations and  
70 staffing for the amenity center.  
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73 **5. CONSENT AGENDA**

74 **A. Consideration of Board of Supervisors Public Hearing & Regular Meeting**  
75 **August 25, 2021**

76 **B. Consideration of Board of Supervisors Regular Meeting September 29, 2021**

77 **C. Consideration of Operations and Maintenance Expenditures August 2021**

78 **D. Review of Financial Statements Month Ending August 31, 2021**  
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80 The Board reviewed the Consent Agenda items.  
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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously.

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89 Mr. Howell will follow up on the Taylor Morrison closeout items.  
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93 **6. MANAGEMENT REPORTS**

94 **A. District Manager**

95 **i. Action Item List**

96 **ii. Community Inspection Reports**

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98 Mr. Howell went over the action items and staff reports with the Board.

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101 **7. SUPERVISOR REQUESTS**

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103 Supervisor O'Connor mentioned an erosion area; she will send Mr. Howell photos.

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105 Supervisor Miller commented on Parcel 7 and 9 maintenance, a mobile home that was hooked up  
106 to a CDD outlet (that was resolved), the amenity punch list, and the rental fees for the new  
107 amenity.

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109 Supervisor Bell commented on the landscaping.

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

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113 There were no audience questions or comments.

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116 **9. ADJOURNMENT**

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MOTION TO: Adjourn at 7:45 p.m.

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MADE BY: Supervisor Miller

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SECONDED BY: Supervisor Bell

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion passed unanimously

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- 126 *\*Please note the entire meeting is available on disc*
- 127 *\*These minutes were done in summary format.*
- 128 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*
- 129 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
- 130 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
- 131 *based.*

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133 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
134 noticed meeting held on 11/17/2021.

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137 Signature  
138 Koko Miller  
139 Printed Name

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142 Title:  
143  Chairman  
144  Vice Chairman

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Signature  
Brian Howell  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

*Recorded by Records Administrator*

  
Signature

11/23/2021  
Date

