

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

February 24, 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, February 24, 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

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, February 24, 2021 at 6:32 p.m.**

Board Members Present and Constituting a Quorum:

Koko Miller	Chair	
JoAnn Ward	Vice-Chair	<i>via conference call</i>
Tanya O'Connor	Supervisor	
Linda Bell	Supervisor	

Staff Members Present:

Rick Reidt District Manager, Meritus

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

2. PLEDGE OF ALLEGIANCE

Supervisor Miller led the Pledge of Allegiance.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

Mr. Fleary stated he was attending the meeting to support Charlotte Hazelwood as a candidate for the Board.

4. VENDOR/STAFF REPORTS

A. District Counsel

i. Discussion on Taylor Morrison

Mr. Reidt went over that Mr. Steady has a conference call scheduled with counsel for Taylor Morrison tomorrow and plans to get back to the Board with an update no later than Friday.

47 **B. District Engineer**

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49 Mr. Reidt provided an update on the amenity center. There will be a walk-through and punchlist
50 within the next thirty days. The cameras and keycard system will be reviewed before acceptance
51 of the facility.

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54 **4. BUSINESS ITEMS**

55 **A. Discussion on Resident Resume – Charlotte Hazelwood**

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57 The Board discussed Charlotte Hazelwood’s resume.

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59	MOTION TO:	Appoint Charlotte Hazelwood to Seat 4.
60	MADE BY:	Supervisor O’Connor
61	SECONDED BY:	Supervisor Bell
62	DISCUSSION:	None further
63	RESULT:	Called to Vote: Motion PASSED
64		4/0 - Motion passed unanimously

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66 **B. Discussion on Amenity Center Update**

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68 Supervisor O’Connor asked about needing to remediate the water or runoff across the street from
69 the amenity center. She noticed there is a larger hole that was opened up and wanted to know
70 what was going on. Supervisor Miller said there was an issue with the water main where they
71 have to go under the road and move the water line. The Board wanted to know how this would
72 impact their budget. Staff will get more information and get back to the Board.

73
74 Supervisor Miller asked about the quality of the cameras being installed in the amenity center.
75 He also wanted to make sure that they can go back six months on the cloud storage for the
76 security footage, as 30 days is not enough. Supervisor Bell mentioned the cameras may also need
77 to be upgraded for night viewing. Supervisor Bell will be the liaison with Mr. Howell and the
78 vendor to make sure they get the camera quality and storage level they need.

79
80 Supervisor Miller went over his experience seeing some kids tampering with the gas lines in the
81 grill and fire pit area of the amenity center. He introduced himself to them and let them know the
82 amenity center was not open yet. Supervisor Miller was concerned that this could happen again
83 and could be a safety issue. Mr. Reidt said they will get the patrols to watch the amenity area
84 more often. Supervisor Miller mentioned making sure that the CDD has a trespass agreement
85 with the Sheriff’s Office; Supervisor O’Connor confirmed they should have one already. The
86 Board also asked to have the builder go ahead and secure the facility as much as possible.

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89 The Board asked about the walk-through and discussed bringing in a licensed building inspector.
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MOTION TO:	Engage a licensed building inspector for the structural walk-through, with the amendment of not to exceed \$2,500.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Bell
DISCUSSION:	The Board asked if Supervisor Ward could accompany Mr. Howell and the inspector on the walk-through. Supervisor Ward agreed.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

101
102 The Board briefly discussed the pool construction. Mr. Reidt will have Mr. Howell get back to
103 the Board about the inspection process for the pool.
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106 **5. CONSENT AGENDA**

- 107 **A. Consideration of Board of Supervisors Regular Meeting January 27, 2021**
- 108 **B. Consideration of Operations and Maintenance Expenditures January 2021**
- 109 **C. Review of Financial Statements Month Ending January 31, 2021**

110
111 The Board reviewed the Consent Agenda items. Supervisor Bell would like to do a ride-along on
112 the landscaping; Mr. Reidt will let Mr. Howell know to get in touch with her about it.
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MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously.

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121 Mr. Reidt let the Board know that they are tracking well with the budget.
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125 **6. MANAGEMENT REPORTS**

126 **A. District Manager**

127 **i. Manager's Report**

128 **ii. Community Inspection Reports**

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130 The Board reviewed the management reports. Mr. Reidt went over that the maintenance
131 agreement with Summerwood started on the first of the month, and the CDD will bill
132 Summerwood HOA for services after the month has been closed out. Supervisor O'Connor noted
133 that there are some broken sprinkler leads near the entry into Summerwood and Baywood.

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136 **7. SUPERVISOR REQUESTS**

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138 Supervisor Miller would like to get more details about the clubhouse attendant. Supervisor Bell
139 asked if they could get a schedule from the patrol officers. The Board also asked about having
140 remote access to the camera system and getting rules established for the amenity center. Mr.
141 Reidt went over the process for adopting amenity center rules and regulations and having a
142 public hearing.

143
144 Supervisor O'Connor asked about getting the Engineer to inspecting the conservation areas
145 before they are released by Taylor Morrison. Mr. Reidt will follow up with Mr. Howell.

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147 Supervisor Miller would like to know the new projected opening date for the amenity center.

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

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152 Mr. Fleary asked to see if the Board had given Suzanne DeCopain some sort of recognition for
153 her years of service on the Board when she left. The Board discussed and agreed that she should
154 be recognized.

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MOTION TO:	Award Suzanne DeCopain for her years of dedication and service to the CDD.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously.

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165 **9. ADJOURNMENT**
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167 MOTION TO: Adjourn at 7:28 p.m.
168 MADE BY: Supervisor O'Connor
169 SECONDED BY: Supervisor Ward
170 DISCUSSION: None further
171 RESULT: Called to Vote: Motion PASSED
172 4/0 - Motion passed unanimously
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174 **Please note the entire meeting is available on disc*

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

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

180
181 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
182 noticed meeting held on 3/24/2021.

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185 Signature

186 Koko Miller

187 Printed Name

188 Title:

- 189 Chairman
190 Vice Chairman

183
184 

185 Signature

186 Barbara

187 Printed Name

188 Title:

- 189 Secretary
190 Assistant Secretary

191 Recorded by Records Administrator

192 

193 Signature

194 3/29/2021
195 Date

