

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

January 26, 2022 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 26, 2022 at 6:30 p.m.** at The Parkway Center Clubhouse located at 7461 S. Falkenburg Rd., Riverview, FL 33578.

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 26, 2022 at 6:35 p.m.**

Board Members Present and Constituting a Quorum:

Koko Miller	Chair
JoAnn Ward	Vice-Chair
Tanya O'Connor	Supervisor
Linda Bell	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Gia Cedres	Clubhouse Manager, Meritus

There were eight resident audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR AND STAFF REPORTS

A. District Counsel

Mr. Howell went over that Counsel would be present next month to go over the Falkenburg Road Agreement and Meritage Homes would be at the next meeting as well concerning their storm water request. Mr. Howell noted that the settlement agreement with Taylor Morrison was finalized and the check was received. He also stated that the warranty agreement with Windward for the sewer line was finalized as well.

B. District Engineer

Mr. Howell noted that the District engineer would be present at the next meeting to go over items that Counsel is also addressing as well as the erosion repair costs. Mr. Howell went over that it had been a while since the Engineer did a comprehensive review of all the ponds and structures

48 and it would make sense for the Engineer to perform this task so she can speak to any other
49 repairs that may be needed at the meeting next month.
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51	MOTION TO:	Approve the report with a cost not to exceed \$2,500.
52	MADE BY:	Supervisor Miller
53	SECONDED BY:	Supervisor Ward
54	DISCUSSION:	None further
55	RESULT:	Called to Vote: Motion PASSED
56		4/0 – Motion passed unanimously.

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58 **C. Landscape Discussion**
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60 Mr. Howell stated that the account representative for Yellowstone was out sick but they will be
61 present at the meeting next month.
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64 **4. BUSINESS ITEMS**

65 **A. Discussion on Smoothies by Pool Area**
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67 Mr. Howell went over that Cedric from Tropical Smoothie Café requested permission to set up
68 and serve the community. The Board discussed his service as well as getting other participants to
69 set up at the amenity. Cedric will provide insurance info and a schedule for the next meeting.
70 The Board will discuss the request in more detail during future meetings.
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72 **B. General Matters of the District**
73

74 There was a brief discussion on the maintenance agreement with the Summerwood HOA for
75 parcels 7 and 9. Mr. Howell was directed to check the pricing with Yellowstone to confirm it is
76 accurate for these parcels and for this item to be placed on the agenda for discussion at the
77 meeting next month.
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80 **5. CONSENT AGENDA**

81 **A. Consideration of Board of Supervisors Regular Meeting Minutes August 4, 2021**
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83 The Board reviewed the August 4, 2021 minutes.
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MOTION TO:	Approve the August 4, 2021 minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	Supervisor O'Connor abstained from the vote as she was not at the August 4, 2021 meeting.
RESULT:	Called to Vote: Motion PASSED 3/0 – Supervisor O'Connor abstained.

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B. Consideration of Board of Supervisors Regular Meeting Minutes Dec. 15, 2021

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C. Consideration of Operations and Maintenance Expenditures October 2021

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D. Consideration of Operations and Maintenance Expenditures November 2021

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E. Consideration of Operations and Maintenance Expenditures December 2021

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F. Review of Financial Statements Month Ending December 31, 2021

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100 The Board reviewed the rest of the Consent Agenda items.

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MOTION TO:	Approve the rest of the Consent Agenda.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Bell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously.

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110 6. MANAGEMENT REPORTS

111 A. District Manager

112 i. Action Item List

113 ii. Community Inspection Reports

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115 The Board reviewed the action item list and management reports.

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118 7. SUPERVISOR REQUESTS

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120 Supervisor O'Connor commented on the trash on Falkenburg Road and the servicing of the dog
121 stations..

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123 Supervisor Bell noted that the hole on Still River Drive and Harvest Glen needs to be filled in.

124 She also commented on the detail work in the landscape beds.

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126 Supervisor Ward mentioned the first piles on Still River.

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128 Supervisor Miller commented on the Parcel 7/9 agreement, suspicious activity in Belmont, the
129 off-duty sheriff, and recent repairs.

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

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133 Audience members commented on potholes in the roads, food vendors, the flag for the
134 clubhouse, construction signage, pond fishing, the off-duty sheriff patrols, and mosquito control.

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137 **9. ADJOURNMENT**

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139 The meeting was adjourned.

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

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

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

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149 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
150 noticed meeting held on 3-2-2022.

151 
152 _____
153 Signature

154 Kay L. Miller
155 _____
156 Printed Name

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158 Title:
159 Chairman
160 Vice Chairman



Signature

Bruce Ann

Printed Name

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158 Title:
159 Secretary
160 Assistant Secretary

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162 Recorded by Records Administrator

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164 
165 _____
166 Signature

167
168 3/4/2022
169 _____
170 Date

