

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

March 2, 2022, Minutes of the Continued Regular Meeting

Minutes of the Continued Regular Meeting

The Continued Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, March 2, 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 Continued Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, March 2, 2022, 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 Hazelwood	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus	
Gia Cedres	Clubhouse Manager, Meritus	
Scott Steady	District Counsel, Burr Forman	
Tonja Stewart	District Engineer, Stantec	<i>(via telephone conference)</i>

Dudley Taliaferro Envera

There were four (4) residents 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

i. CDD/HOA Maintenance Agreement

Mr. Steady noted the CDD and HOA maintenance agreement was terminated by the HOA. The HOA rep thanked the CDD for their help over the past year and a half.

B. District Engineer

i. Discussion on Stormwater Report

50 Mrs. Stewart went over the stormwater report that is required by the state. He stated that it would
51 be completed by end of this month. Mrs. Stewart noted the pond on Willow Beech does not look
52 impacted by aerial review. Mrs. Stewart will do a complete review of all ponds and structure and
53 have a report for the meeting on April 20, 2022.

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55 **ii. Discussion on Meritage Homes**

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57 Mr. Steady and Mrs. Stewart briefly went over the Meritage Homes request, and they will be
58 attending the March 23rd meeting for discussion.

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61 **iii. Discussion on Falkenburg Road Extension – Hillsborough**

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63 Mrs. Stewart went over the Falkenburg extension agreement with the county and noted the CDD
64 would be responsible for the storm system and miter end of the pipe and the county is
65 responsible for stormwater lines under the roads. There was a brief discussion and motion to
66 approve.

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MOTION TO:	Approve Falkenburg Extension Agreement
MADE BY:	Supervisor JoAnn Ward
SECONDED BY:	Supervisor Koko Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

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76 **4. BUSINESS ITEMS**

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77 **A. Discussion on Vendor of Smoothies – Tropical Smoothie Café**

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Mr. Howell went over that Cedric from Tropical Smoothie Café couldn't make it but emailed
him with all the information and discussed with the Board. The Board to approve the smoothie
vendor and to not charge any user fees for the first 60 days to the provider until they see how
good of a turnout they get from the community.

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MOTION TO:	Approve Smoothie Vendor
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

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91 **B. Discussion on Landscape Update – Yellowstone**

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93 Mr. Howell went over the Yellowstone landscape reports. It was requested to get a proposal to
94 stock the fish in the new pond within the sanctuary.
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96 **C. Discussion on Amenity Center Video Surveillance Proposal – Envera Systems**
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98 Mr. Taliaferro went over the Envera proposal and services they provide. The Board asked several
99 questions and for some revisions. Mr. Taliaferro will attend the meeting on April 20th. The Board
100 asked Mr. Howell to get some comparison quotes.
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102	MOTION TO:	Table and get comparison quotes
103	MADE BY:	Supervisor Koko Miller
104	SECONDED BY:	Supervisor JoAnn Ward
105	DISCUSSION:	None further
106	RESULT:	Called to Vote: Motion PASSED
107		5/0 – Motion passed unanimously.

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109 **D. General Matters of the District**
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111 There were no general matters of the district.
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114 **5. CONSENT AGENDA**

- 115 **A. Consideration of Board of Supervisors Regular Meeting Minutes Jan. 26, 2022**
- 116 **B. Consideration of Operations and Maintenance Expenditures January 2022**
- 117 **C. Review of Financial Statements Month Ending January 31, 2022**
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120 The Board reviewed the Consent Agenda items. Mr. Howell to check and correct any invoices
121 billed to the CDD from another district and to remove Tanya O’Connor phone number from the
122 record.
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125	MOTION TO:	Approve the Consent Agenda (A- C) with 126 corrections.
127	MADE BY:	Supervisor Tanya O’Connor
128	SECONDED BY:	Supervisor Charlotte Hazelwood
129	DISCUSSION:	None further
130	RESULT:	Called to Vote: Motion PASSED
131		5/0 – Motion passed unanimously.

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133 **6. MANAGEMENT REPORTS**

134 **A. District Manager**
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- i. Action Item List**
- ii. Community Inspection Reports**

The Board reviewed the action item list and management reports.

7. SUPERVISOR REQUESTS

Supervisor Miller requested for a “No Dogs Sign” along with sending the pool rules and regulations policies to the HOA.

Supervisor Bell noted that outside people are trying to gain access to the amenity center and firepit usage.

Supervisors Bell discussed about the continuation/canceling of future CDD meetings protocol and would like to get a phone call if any future CDD meetings will be continued or cancelled. Supervisor Hazelwood requested for a phone call as well.

Supervisors O’Conner noted trash on the boulevards. Also asked if Mr. Howell he can order a marquee\bulletin board for the Amenity Center.

Supervisors Hazelwood noted that the two (2) streetlight poles are still down on Still River and the potholes are growing. Mr. Howell stated he would reach out to the district engineer to submit a request.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Audience members commented on residents still fishing in ponds. The Board asked for District Counsel to send a letter to the owners violating the CDD policy of no fishing. Audience member also commented on the erosion issue in the Sanctuary.

9. ADJOURNMENT

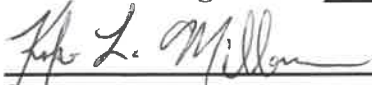
MOTION TO:	Adjourn meeting at 8:10 p.m
MADE BY:	Supervisor Bell
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously.

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

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

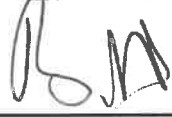
180 **Each person who decides to appeal any decision made by the Board with respect to any matter*
181 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
182 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
183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

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185 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
186 noticed meeting held on 3:23-2022.

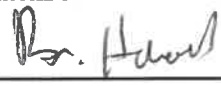
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188 _____
189 Signature

190 Koko Miller
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192 Printed Name

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194 Title:
195 Chairman
196 Vice Chairman



Signature



Printed Name

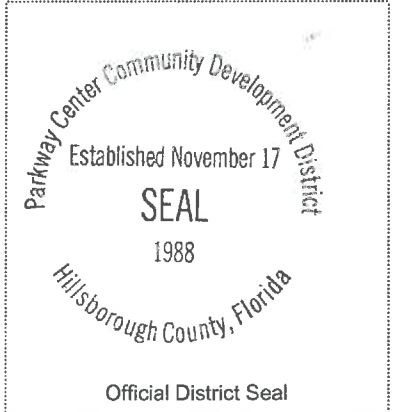
Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator



Signature

3/25/2022
Date



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