

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

March 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, March 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

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, March 24, 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
Scott Steady	District Counsel, Burr Forman

There were three audience members in attendance.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. VENDOR/STAFF REPORTS

A. District Counsel

i. Discussion on Taylor Morrison

Mr. Steady went over the Taylor Morrison closeout items and stated that the CDD asked for approximately \$70K for a full release, and it had been countered at \$10K. Mr. Steady felt the amount of money being discussed is not worth litigating, but the CDD can if an agreement is not reached. Mr. Steady said he felt the requests regarding the ponds was the strongest and recommended that the CDD focus on those items.

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50 There was brief discussion with the Board, and Mr. Steady was directed to go back and seek
51 approximately \$57K, which would cover any pond restoration. Mr. Steady will get backup
52 details from the aquatics provider and past CDD vendor reports on how the ponds deteriorated
53 after construction began.

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55 **B. District Engineer**

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57 Mr. Howell stated that the District Engineer had nothing to report.

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60 **4. BUSINESS ITEMS**

61 **A. Discussion on Amenity Center Update**

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63 Mr. Howell went over the amenity center updates and noted the report was in the meeting book.
64 The CDD is about 45 days out, and the contractor is working on final tests so the site can be
65 certified and signed off on by the County. The Board and Mr. Howell discussed the landscaping,
66 security system, and other construction-related items. Mr. Howell went over that all of the work
67 was being checked not just by the County but also by the Engineer and Architect.

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69 Mr. Howell also discussed the pros and cons of the part-time employee for the amenities being a
70 District employee or a Meritus employee. The Board stated that they would prefer for the part-
71 time employee to be a Meritus employee.

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73 **B. Discussion on Recreational Amenities Rules & Policies**

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75 Mr. Howell noted that over the next couple of months, the CDD would work on adopting pool
76 and clubhouse rules and policies. Mr. Howell provided a sample policy for the Board to review
77 and send comments to Mr. Howell by April 5th. This item will be on the agenda for next month's
78 meeting with the rules being adopted in May.

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80 **C. Discussion on Amenities Furniture Proposal**

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82 The Board reviewed the preliminary furniture layout for the amenity.

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84	MOTION TO:	Engage an interior designer with a cap of \$1,500 for
85		fees.
86	MADE BY:	Supervisor O'Connor
87	SECONDED BY:	Supervisor Ward
88	DISCUSSION:	None further
89	RESULT:	Called to Vote: Motion PASSED
90		5/0 - Motion passed unanimously

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92 The Board continued to discuss the amenities furniture.

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MOTION TO:	Set a cap of \$20,000 for the furnishings.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Bell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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Supervisor Miller will send Mr. Howell info for clubhouses that have nice setups so the Board can review. One of them is Avelar Creek, and the Board was familiar with that facility.

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- 5. CONSENT AGENDA**
- A. Consideration of Board of Supervisors Regular Meeting February 24, 2021**
- B. Consideration of Operations and Maintenance Expenditures February 2021**
- C. Review of Financial Statements Month Ending February 28, 2021**

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The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Bell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

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- 6. MANAGEMENT REPORTS**
- A. District Manager**
- i. Manager’s Report**
- ii. Community Inspection Reports**

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The Board reviewed the management reports. Mr. Howell and Supervisor Ward noted that LMP was working on an extensive list of action items for the landscape.

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7. SUPERVISOR REQUESTS

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Supervisor Ward asked about the asphalt repaving requests. Mr. Howell said the Engineer had submitted it to the County. Supervisor Ward also mentioned that they need to replace or perform maintenance on some of the signs such as the “no fishing” signs.

135 Supervisor Miller discussed the asphalt repairs and stated that a yield sign is down. He also noted
136 all of the sprinkler work that LMP was doing.

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138 Supervisor Bell also mentioned the potholes.

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

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143 There were audience comments about the clubhouse and amenities.

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146 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 7:55 p.m.
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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156 **Please note the entire meeting is available on disc*

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

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

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163 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
164 noticed meeting held on 4/28/2021.

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167 Signature

168 Koko L. Miller
169 Printed Name

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172 Title:
173 Chairman
174 Vice Chairman

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176 Recorded by Records Administrator

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180 Signature

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182 4/29/2021
183 Date

