

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

May 25, 2022, Minutes of the Regular Meeting

Minutes of the Continued Regular Meeting

The Regular Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, May 25, 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, May 25, 2022, at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Koko Miller	Chair	
JoAnn Ward	Vice-Chair	
Tanya O'Connor	Supervisor	<i>(via telephone conference)</i>
Linda Bell	Supervisor	
Charlotte Hazelwood	Supervisor	

Staff Members Present:

Gene Roberts	District Manager, Inframrk	
Scott Steady	District Counsel, Burr Forman	
Tonja Stewart	District Engineer, Stantec	<i>(via telephone conference)</i>

There were fifteen (15) residents audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. MANAGEMENT REPORTS

A. District Counsel

i. Acceptance of Utility Easement Consent and Joinder Agreement

District Counsel Steady went over the requested utility easement for Meritage Homes, he told the board that he had discussed it with Tonja Stewart and had no issues with it.

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MOTION TO:	Approve the Acceptance of Utility Easement Consent and Joinder Agreement.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Bell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 – Motion passed; O’Connor abstained.

B. District Engineer

District Engineer Stewart told the board that she and JoAnn Ward have reviewed the pond bank erosion at ponds 1,2 and 3. She recommended a combination of planting aquatic plants along the shoreline and installation of Geotech tubing along the pond banks. She has a proposal from Crosscreek Environmental to do the work. The proposal is expensive. Supervisor Ward stated we should consider increasing the proposed budget to cover the cost. Ms. Stewart also said there are some depressions in the back yards of some of the homes along Spruce Creek in the area where Taylor Morrison was dewatering. She thinks it may be related and questioned if the lots were compacted during construction. She will follow up with Scott Steady.

- C. District Manager**
 - i. Manager’s Report**
 - ii. Community Inspection Report**
 - iii. Yellowstone Inspection Report**

The board discussed the task listed below.

- Have Yessica work on getting the clubhouse sound system operating.
- Fishing issue, District Counsel advised that it is a civil matter between two residents’
- Remove the dog stations from the list
- Confirm the pool signage states service dogs are allowed inside the gate but not in the pool.
- Confirm that the cleaners are at the club Monday’s and trash cans are emptied.
- Supervisor Ward asked if staff shirts can be provided to the employees.
- Supervisor O’Conner commented she thought the list was not complete, staff will research.

- 4. BUSINESS ITEMS**
 - A. Discussion on Security Systems Upgrades**
 - i. Envera**
 - ii. Securiteam**

Supervisor Miller updated the board on his discussions with Envera and Securiteam regarding clubhouse monitoring system. Although Securiteam’s original proposal was cheaper by adding features that make it comparable to Envera’s proposal the cost is similar.

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MOTION TO:	Accept Envera’s proposal and allow Supervisor Miller to negotiate with moving the monitor into the office to not exceed of \$2,000.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Bell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 – Motion passed; Hazelwood abstained

B. Consideration of Resolution 2022-01; Adopting FY 2023 Proposed Budget & Setting Public Hearing

The board reviewed the proposed budget. Supervisor Ward recommended \$75,000 be added to the budget for pond bank repairs.

MOTION TO:	Approve Resolution 2022-01.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Hazelwood
DISCUSSION:	To increase Budget by \$75,000 for Waterway Management.
RESULT:	Called to Vote: Motion PASSED 4/1 – Motion passed; O’Conner opposed.

C. Consideration of Resolution 2022-02; Requesting the Supervisors of Election to Conduct General Elections

Supervisor of Elections to allow general election of two seats, 4 and 5.

MOTION TO:	Approve Resolution 2022-02.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Ward
DISCUSSION:	For general election of two seats 4 and 5.
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

D. Announcement of Qualified Electors

As of April 15, 2022, Parkway Center has 3256 registered electors.

E. 2022 Election Process

Mr. Roberts stated that the qualifying period for seats 4 and 5 will commence at noon June 13, 2022, to noon June 17, 2022.

F. Discussion on Recommendations on Tree Replacement

Mr. Roberts stated that landscape architect Celia Nichols recommended that 7 Crape Myrtles trees be planted to replace the pine trees the resident at 8440 White Poplar would like to remove at his expense. Supervisor Miller stated that he would like them to be pink.

MOTION TO:	Approve MR. Kenney removing the pine trees and replace with the Crape Myrtles.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Bell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting Minutes April 27, 2022

The meeting was continued.

B. Consideration of Board of Supervisors Continued Regular Meeting Minutes May 4, 2022

The Board reviewed the meeting minutes.

MOTION TO:	Approve MR. Kenney removing the pine trees and replace with the Crape Myrtles.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/1 – Motion passed; O’Conner abstained.

C. Consideration of Operations and Maintenance Expenditures April 2022

The Board reviewed the O&Ms.

MOTION TO:	Approve MR. Kenney removing the pine trees and replace with the Crape Myrtles.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed Unanimously

D. Review of Financial Statements Month Ending April 30, 2022

The Board reviewed and had no question on the financial statements.

6. SUPERVISOR REQUESTS

Supervisor Hazelwood state that there are no streetlights in Summerwood just past the circle, staff will ask TECO to install some. She also asked if lights can be added in front of the clubhouse.

Supervisor O’Conner asked that the check numbers for the clubhouse rentals be blacked out. Also asked staff to purchase speakers for the conference line for the board meetings.

Supervisor Ward stated that some of the monument signs need to be painted.

Supervisor Miller asked staff to hire pool monitors for weekends. Stated that resident pool fobs are working past 10:00 pm. Asked that staff align the pool furniture every morning and all trash is cleaned up. Asked staff to purchase rolling garbage cans for the pool area.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Resident stated she has observed teenagers jumping off the water feature into the pool. Supervisor Miller stated nets may need to be added to prevent this.

Resident commented on the condition of the landscape at the Amberly entrance. Staff will review at the next landscape inspection.

Supervisor O’ Conner commented on the pool hours, he thinks 10:00 pm is too late for the pool to be open. Asked staff to have Yellowstone contact him about relocating the trees in the Sanctuary.

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8. ADJOURNMENT

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

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

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 6/22/2022.



Signature

Koko L. Miller

Printed Name

Title:
 Chairman
 Vice Chairman



Signature

Gene Roberts

Printed Name

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator



Signature

6/27/2022

Date

