

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

May 4, 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, May 4, 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, May 4, 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	<i>(via telephone conference)</i>
Charlotte Hazelwood	Supervisor	<i>(via telephone conference)</i>

Staff Members Present:

Rick Reidt	District Manager, Meritus	
Scott Steady	District Counsel, Burr Forman	<i>(via telephone conference)</i>
Tonja Stewart	District Engineer, Stantec	

There were seven (7) residents audience members in attendance.

1. PLEDGE OF ALLEGIANCE

Supervisor Miller lead the Pledge of Allegiance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

The public audience commented on Agenda Items covering pine tree removal, fishing in water tables, wetlands management.

3. VENDOR AND STAFF REPORTS

A. District Counsel

i. Parkway Center CDD Easement Consent

Scott Steady reviewed easement consent and after board discussion, tabled for better clarification on the wall should it need replaced. Mr. Steady also reported he needed a clearer understanding from all parties involved prior to suggesting any action to the Board.

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B. District Engineer

i. Ponds & Stormwater System

Tonja Stewart reported on two tables not on mapping she will redo and review Brazilian Pepper issues with the board. She will make suggestions by the next meeting. Also reviewed erosion issues near the Sanctuary. Mrs. Stewart also gave the board a 101 class on water table infrastructure and purpose.

C. District Manager

- i. Manager's Report**
- ii. Community Inspection Report**
- iii. Yellowstone Inspection Report**

- Brian Howell report reviewed with pine trees with the discussion that Celia needs to determine replacement trees and BH should work out agreement with resident for approval at the next meeting.
- District Manager Rick Reidt to contact Winward on Spa Heater never working.
- Reviewed Gym Door and Sound System with Board.
- Mr. Reidt to update task sheet for next meeting.
- The Board requested more ability to assist in decisions with Brian stepping back giving board more control.
- The Board requested vetting new staff.
- The Board review Yessica's hours and would like coverage on weekends with summer coming and school soon to be out.
- Mr. Howell is concerned over Supply costs with Spareem want district to maintain their own supplies for Spareem to use in the restrooms ordering through Amazon.
- The Boards wants four (4) new trash cans quoted and relocate covered cans by playground and both ends of community center one by the firepits and one on the other end. Mr. Howell will get quotes.
- Mr. Reidt will work with JoAnn on entry sign request next week.
- Mr. Reidt to work with Andrea on Sanctuary boards and order additional for the community center
- Mr. Reidt Community inspection and landscape in agenda for Board Review.

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4. BUSINESS ITEMS

A. Discussion on Security Systems Upgrades Tab 03

- i. Envera*
- ii. Securiteam*

Chris from Securiteam presented again to the Board of supervisors responding to all their questions and the board then released him to go.

Dudley from Envera presented to the board reducing pricing by \$11K. Reviewed by the Board. The Board then released Dudley.

After significant discussion and motion by JoAnn with second by Tanya to approve the Securiteam quote and security guard look in with modifications which will be determined with mapping of cameras and speakers in a meeting with Koko, BH and Securiteam not to exceed additional \$5,000 in equipment costs. Mr. Howell will coordinate accordingly.

MOTION TO:	Approve the Securiteam quote and not to exceed \$5,000 in equipment costs.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

B. Discussion on Rain Gutters Guards Proposal

The Board tabled the proposal until next meeting.

5. CONSENT AGENDA

- A. Consideration of Board of Supervisors Regular Meeting Minutes March 23,2022,**
- B. Consideration of Operations and Maintenance Expenditures March 2022**
- C. Review of Financial Statements Month Ending March 31, 2022**

The Board tabled the consent agenda until next meeting.

6. MANAGEMENT REPORTS

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

The Board tabled the remainder of the agenda until next meeting.

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7. SUPERVISOR REQUESTS

Supervisor requests are covered during managers' report section.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Audience requested for the Pine Trees should be listed at top of the agenda on the next meeting.

9. ADJOURNMENT

MOTION TO:	Adjourn meeting at 9:23 p.m.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously.

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163 **Please note the entire meeting is available on disc*
164 **These minutes were done in summary format.*
165 **Each person who decides to appeal any decision made by the Board with respect to any matter*
166 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
167 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
168 *based.*

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170 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
171 noticed meeting held on 5/25/2022.

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174 _____
175 Signature

176 Kolko L. Miller
177 Printed Name

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179 Title:
180 Chairman
181 Vice Chairman

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174 _____
175 Signature

176 Gene Roberts
177 Printed Name

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179 Title:
180 Secretary
181 Assistant Secretary

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183 Recorded by Records Administrator

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186 _____
187 Signature

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189 5/27/2022
190 _____
191 Date

