

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

July 27, 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, July 27, 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

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, July 27, 2022, at 6:35 p.m.**

#### Board Members Present and Constituting a Quorum:

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

#### Staff Members Present:

Gene Roberts	District Manager, Inframark
Yessica Alvarez	Facility Manager

There were four (4) 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

There were no reports on behalf of the District Counsel.

#### B. District Engineer

Mr. Roberts stated that he had a conversation with Tonja Stewart regarding the pond stabilization. She has been doing some research and has not been able to come up with a less expensive solution. She will have a report by the August meeting.

50 **C. District Manager**  
51 **i. Action Item List**

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53 Yessica went over the action list and updated the board on the pending items.  
54 The Board decided to go with EcoSmart for pest control at the clubhouse. The Board asked that  
55 moving forward on any pending action items the last contact date with the vendor be included.  
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57 **ii. Community Inspection Report**  
58 **iii. Yellowstone Inspection Report**

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60 Mr. Roberts said there are several areas of concern with the landscape and Yellowstone has been  
61 slow to correct them. He told the Board that he has requested the Branch Manager to attend next  
62 month's inspection with him and Supervisor Ward.  
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64 **4. BUSINESS ITEMS**

65 **A. Discussion on Resident Pine Tree Removal Request- 8436 White Poplar Dr.**

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67 A resident by the name of Sabrina Burns asked the Board if she could remove the pine trees on  
68 district property that are behind her house at her expense. The Board requested that she replace  
69 them with Crape Myrtles specified by Celia Nichols.  
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71	MOTION TO:	Approve Resident Sabrina Burns request on
72		removing the pine trees behind her house at her
73		expense.
74	MADE BY:	Supervisor O'Connor
75	SECONDED BY:	Supervisor Bell
76	DISCUSSION:	None further.
77	RESULT:	Called to Vote: Motion PASSED
78		4/0 – Motion passed unanimously

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80 **B. Discussion on Midge Fly Treatment Proposal**

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82 The Board reviewed the proposal to treat pond 15 for midge flies. The Board asked staff to see  
83 what the cost of stocking fish to control the midge flies compared to spraying the pond.  
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85 **C. Discussion on Landscaping Enhancements**

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87 Mr. Roberts recommended the Board table the proposals from Yellowstone so he can get a bid  
88 from another vendor for comparison.  
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**5. CONSENT AGENDA ITEMS**

**A. Consideration of Board of Supervisors Regular Meeting Minutes June 22, 2022**

Mr. Roberts told the board that line 83 should be Supervisor O’Connor not Mr. Also, O’Connor is spelled incorrectly several times

MOTION TO:	Approve the Regular Minutes for June 22, 2022, with corrections.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor O’Connor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

**B. Consideration of Operations and Maintenance Expenditures June 2022**

The Board reviewed the Operations and Maintenance Expenditures.

MOTION TO:	Approve the Operations and Maintenance Expenditures for June 2022.
MADE BY:	Supervisor O’Connor
SECONDED BY:	Supervisor Miller
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

**C. Review of Financial Statements Month Ending June 30, 2022**

The Board had no questions on the financials.

**6. SUPERVISOR REQUESTS**

Supervisor O’Connor asked the status of the fire inspectors report and was told it’s been resolved. She asked if Ray Berry with Avid Interactive could go over the video conference quote. Mr. Berry went over the proposal in detail.

Supervisor Miller asked that the computer be upgraded.

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MOTION TO:	Approve the proposal with a Do Not Exceed of an additional three hundred (\$300) dollars for the computer upgrade.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Miller
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

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Supervisor Miller commented on the landscape conditions such as palm trees not being trimmed, hedges along Falkenburg not being trimmed evenly and Yellowstone's lack of productivity. He also commented on the Security guards for the clubhouse patrol have been doing a good job.

Supervisor Miller discussed the rule of only 4 people for 1 fob being able to use the pool. The Board asked staff to record the families with more than 4 people. She also commented on some of the pool furniture needing repair.

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## 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

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Mr. O'Connor stated he has spoken with Yellowstone regarding removing the oak trees in the Sanctuary but there has been no follow up. Mr. Roberts will reach out to a different vendor.

Mr. Porter, a resident from Summerwood expressed his displeasure of the decision to leave a no mow zone around the pond banks perimeter to assist in erosion control.

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Mr. Fleary congratulated Supervisor Miller on his reelection to the board. He recommended a buzzer be placed on the office door so it can be remained locked for safety reasons. Also, recommended a sign be placed on the locked pool gate direction people to use the main entrance.

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## 8. ADJOURNMENT

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously.

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*\*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 8/24/2022.



Signature

Koko L. Miller

Printed Name

Title:

- Chairman
- Vice Chairman



Signature

Clerk Robert

Printed Name

Title:

- Secretary
- Assistant Secretary

Recorded by Records Administrator



Signature

8/26/2022

Date

