

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

August 24, 2022, Minutes of the Public Hearing and Regular Meeting

MINUTES OF THE PUBLIC HEARING AND REGULAR MEETINGS

The Public Hearing and Regular Meetings of the Board of Supervisors for Parkway Center Community Development District was held on **Wednesday, August 24, 2022, at 6:00 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 Public Hearing and Regular Meetings of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, August 24, 2022, at 6:06 p.m.**

Board Members Present and Constituting a Quorum:

- Koko Miller Chair
- JoAnn Ward Vice-Chair
- Tonya O’Connor Supervisor *(via telephone conference)*
- Linda Bell Supervisor
- Charlotte Hazelwood Supervisor

Staff Members Present:

- Gene Roberts District Manager, Inframark
- Yessica Alvarez Facility Manager

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

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Roberts directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Adopting Final Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Ward
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

47 **B. Staff Presentation**

48
49 Mr. Roberts stated the proposed Budget for 2023 is \$980,110 an increase of \$75,000 from the fiscal
50 year 2022 Budget of \$905,110. He stated a large portion of the increase is for waterway
51 management to repair the pond bank erosion.

52
53 Supervisor Miller explained to the audience why the budget needed to be increased to repair the
54 pond erosion.

55
56 Supervisor Ward also explained in depth to the audience that several ponds have erosion issues that
57 is also impacting the storm drain system for the whole community and it would possibly take over
58 five years to repair the ponds that currently have issues.

59
60 Supervisor Miller spoke briefly about the status of Envera installing the new security cameras and
61 the facility janitorial service.

62
63 **C. Public Comment**

64
65 A few residents asked about the Budget process and debt service compared to the O&M's. Mr.
66 Porter said he disagreed with the no mow zone around the ponds and there are no erosion issues
67 with the pond behind his house.

68
69 **D. Consideration of Resolution 2022-03; Adopting Final Fiscal Year 2023 Budget**

70
71 The Board reviewed and discussed the resolution.

72
73 MOTION TO: Approve Resolution 2022-03.
74 MADE BY: Supervisor Miller
75 SECONDED BY: Supervisor Bell
76 DISCUSSION: None Further
77 RESULT: Called to Vote: Motion PASSED
78 5/0 – Motion passed unanimously

79
80 **E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

81
82 MOTION TO: Close the Public Hearing.
83 MADE BY: Supervisor Miller
84 SECONDED BY: Supervisor Bell
85 DISCUSSION: None Further
86 RESULT: Called to Vote: Motion PASSED
87 5/0 – Motion passed unanimously

88
89

90 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

91

92 **A. Open the Public Hearing on Levying O&M Assessments**

93

94

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Bell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

95

96

97

98

99

100

101 **B. Staff Presentation**

102

103 Mr. Roberts noted that the proposed assessments increase would range from \$30.00 to \$62.00
104 annually depending on lot size.

105

106 **C. Public Comment**

107

108 One resident stated he was new to the community and was opposed to an increase.

109

110 **D. Consideration of Resolution 2022-04; Levying O&M Assessments**

111

112 The Board reviewed and discussed resolution 2022-04.

113

114

MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

115

116

117

118

119

120

121 **E. Close the Public Hearing on Levying O&M Assessments**

122

123

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Bell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

124

125

126

127

128

129

130 **6. RETURN AND PROCEED TO THE REGULAR MEETING**

131

132 Mr. Roberts directed the Board to proceed to the regular meeting.

133

134 **7. MANAGEMENT REPORTS**

135

136 **A. District Counsel**

137

138 There were no reports on behalf of the District Counsel.

139

140 **B. District Engineer**

141

142 Mr. Roberts stated he spoke with Tonja Stewart, and she has located another vendor that may be
143 less expensive to do the erosion repair and she will attend or call in for September's meeting.

144

145 **C. District Manager**

146

i. Action Item List

147

ii. Community Inspection Report

148

iii. Yellowstone Inspection Report

149

150 The Board expressed dissatisfaction with the community's landscape conditions and requested
151 that a representative from Yellowstone attends September's meeting.

152

153 **Facility Manager's Report**

154

155 Yessica went over the action list and updated the Board.

156

157 **8. BUSINESS ITEMS**

158

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

160

i. 8450 White Poplar Drive

161

ii. 8448 White Poplar Drive

162

163 The Board discussed allowing two residents that reside in harvest Glen to remove the pine trees
164 behind their lots that are on district property. Supervisor O'Connor recommended that the district
165 utilize landscape architect Celia Nichols oversee the project to assure the landscape is continuity.

166

167 Supervisor Ward made the motion that moving forward the CDD has Celia Nicholas coordinate
168 and tree replacement along Falkenburg.

169

170

171

172

173

174

175

176

177

178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217

MOTION TO:	Approve that the CDD has Celia Nicholas coordinate moving forward with tree replacement along Falkenburg.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further.
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

MOTION TO:	Allow the replacement of the pine trees with Mrs. Nicholas guidance.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further.
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

B. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022

Supervisor Bell asked about the letter Grau mentions in the report sent on August 5. Mr. Roberts said he will need to check on it. The Board asked to table the acceptance until they can review the letter.

C. Consideration of Resolution 2022-05; Setting Fiscal Year 2023 Meeting Schedule

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2022-05.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
DISCUSSION:	None further.
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

D. Discussion on Fish for Pond #15 Proposal

The Board tabled until the proposal states the number of fish.

218 **E. Discussion on Tree Relocation from Sanctuary**

219
220 The Board thought Yellowstone’s proposal was high. Staff has reached out to another vendor for
221 an additional proposal.
222

223 **F. General Matters of the District**

224
225 There are no general matters at this time.
226

227 **9. CONSENT AGENDA ITEMS**

228
229 **A. Consideration of Board of Supervisors Regular Meeting Minutes July 27, 2022**

230 Line 14 should read Gene Roberts not Brian Howell

231
232 Line 147 and 151 should read he, not she regarding Supervisor Miller.
233

234 Line 156 should read Mr. O’Connor.
235

236	MOTION TO:	Approve the Regular Minutes for July 27, 2022, with
237		corrections.
238	MADE BY:	Supervisor Ward
239	SECONDED BY:	Supervisor Miller
240	DISCUSSION:	None Further
241	RESULT:	Called to Vote: Motion PASSED
242		5/0 – Motion passed unanimously

243
244 **B. Consideration of Operations and Maintenance Expenditures July 2022**

245 The Board reviewed the Operations and Maintenance Expenditures.
246

247	MOTION TO:	Approve the Operations and Maintenance
248		Expenditures for June 2022.
249	MADE BY:	Supervisor O’Connor
250	SECONDED BY:	Supervisor Miller
251	DISCUSSION:	None Further
252	RESULT:	Called to Vote: Motion PASSED
253		4/0 – Motion passed unanimously

254
255
256 **C. Review of Financial Statements Month Ending July 31, 2022**

257 The Board had no questions on the financials.

258 **6. SUPERVISOR REQUESTS**

259
260 Supervisor Miller asked staff to get a proposal to add a stair climber for the gym.

261
262 Supervisor Ward questioned the status of installing an age requirement in the gym.

263
264 Supervisor Hazelwood asked about adding more streetlights in Summerwood.

265
266 Supervisor O'Connor reminded staff she had requested the job description for the facility
267 manger.

268
269 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

270
271 Mr. Porter spoke again about his displeasure of the no mow zone around the pond banks and
272 stated he has collected 31 names on a petition the eliminate the process. Mr. Roberts told him it
273 will be added to September's agenda.

274
275 A resident inquired about using the clubhouse once a month for hosting a meeting.

276
277 A resident stated the board should change landscape vendors.

278
279 An HOA member from Harvest Glen said the logo sign at the entrance has been vandalized and
280 needs to be replaced. Asked there can be some coordination between the HOA and CDD.
281 Supervisor Miller said to contact district management with any concerns.

282
283 Mr. Fleary stated he sees positive benefits from the Amenity center.

284
285 A resident questioned why there are so many maintenance issues with the Amenity center being
286 so new. Supervisor Miller explained a lot of them are warrantied.

287
288 **8. ADJOURNMENT**

289

290	MOTION TO:	Adjourn.
291	MADE BY:	Supervisor Miller
292	SECONDED BY:	Supervisor Ward
293	DISCUSSION:	None further
294	RESULT:	Called to Vote: Motion PASSED
295		5/0 – Motion passed unanimously.

296
297
298
299
300

301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332

**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 10/19/2022


Signature

Koko L. Miller
Printed Name

Title:
 Chairman
 Vice Chairman


Signature

Grene Roberts
Printed Name

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator


Signature

10/21/2022
Date

