

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

November 16, 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, November 16, 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, November 16, 2022, at 6:40 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Gene Roberts	District Manager, Inframark
Representative	Yellowstone

There were approximately six (6) residents audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience questions on agenda.

3. VENDOR/STAFF REPORTS

A. District Counsel

District Counsel was not present at the meeting. No reports on the counsel's behalf

B. District Engineer

District Engineer Tonja Stewart was present for the meeting and had no report currently.

C. District Manager

i. Community Inspection Report

There were several members from Yellowstone in attendance to address the recent Notice to Cure letter they received from the district. The supervisors discussed several landscape deficiencies with them. The new account manager that was added at the direction of the Board was introduced. Yellowstone pledged to get the communities landscape back in order.

49 **4. BUSINESS ITEMS**

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51 **A. Discussion on Additional Gym Equipment Proposal**

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53 The Board discussed adding a stair climber to the fitness room and decided to add it with a 36-
54 month lease.
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56	MOTION TO:	Approve to add a stair climber to the fitness room.
57	MADE BY:	Supervisor Ward
58	SECONDED BY:	Supervisor Miller
59	DISCUSSION:	None further.
60	RESULT:	Called to Vote: Motion PASSED
61		4/1 – Motion passed: Supervisor O’Connor opposed

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63 **B. General Matters of the District**

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65 There were no general matters of the District currently.
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67 **9. CONSENT AGENDA ITEMS**

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69 **A. Consideration of Board of Supervisors Special Meeting Minutes October 19,**
70 **2022**

71 The Board tabled the Special Meeting Minutes from October 19, 2022.
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73	MOTION TO:	Table the Special Meeting Minutes for October 19,
74		2022.
75	MADE BY:	Supervisor O’Connor
76	SECONDED BY:	Supervisor Hazelwood
77	DISCUSSION:	None Further
78	RESULT:	Called to Vote: Motion PASSED
79		5/0 – Motion passed unanimously

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81 **B. Consideration of Board of Supervisors Regular Meeting Minutes October 26,**
82 **2022**
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87 **C. Consideration of Operations and Maintenance Expenditures September 2022**

88 The Board reviewed and tabled the Operations and Maintenance Expenditures for September
89 2022.
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91	MOTION TO:	Tabled the Operations and Maintenance Expenditures
92		for September 2022.
93	MADE BY:	Supervisor O'Connor
94	SECONDED BY:	Supervisor Hazelwood
95	DISCUSSION:	None Further
96	RESULT:	Called to Vote: Motion PASSED
97		5/0 – Motion passed unanimously

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99 **D. Consideration of Operations and Maintenance Expenditures October 2022**

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E. Review of Financial Statements Month Ending October 31, 2022

104 The Board review the financials for October 31, 2022, and had no questions.

105 **6. SUPERVISOR REQUESTS**

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107 The Board requested staff to send them a copy of the fitness equipment lease.

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109 Supervisor Ward mentioned the fire pit knobs that need to be replaced. She asked if they can be
110 changed where a fob is needed to turn them on.

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112 Supervisor Bell stated that Yellowstone needs better on-site management.

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114 Supervisor Miller discussed the pay scale for the new facility manager. The Board decided to
115 reevaluate after 90 days.

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117 Supervisor Miller stated the benefits the security pool guard has been good and would like to
118 provide him with a holiday gift card.

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120 The Board agreed that Supervisor O'Connor can purchase up to \$2,000 holiday decorations for
121 the clubhouse.

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123 Supervisor O'Connor requested staff to send the Board chair a copy of Kyle Knowles
124 paperwork.

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126 Supervisor Ward stated it's difficult to see the clubhouse entrance after dark.

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130 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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132 Mrs. Glenn commented on the condition of the landscape particularly in Willow Beech and
133 along Falkenburg.

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135 A resident commented on a leaning tree behind his house. The staff will investigate it.

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137 **8. ADJOURNMENT**

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139	MOTION TO:	Adjourn.
140	MADE BY:	Supervisor Miller
141	SECONDED BY:	Supervisor Ward
142	DISCUSSION:	None further
143	RESULT:	Called to Vote: Motion PASSED
144		5/0 – Motion passed unanimously.

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

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176 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
177 noticed meeting held on 12/14/2022.

178 *Foko L. Miller*

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180 Signature

181 Foko L. Miller

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183 Printed Name

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185 Title:

- 186 Chairman
187 Vice Chairman

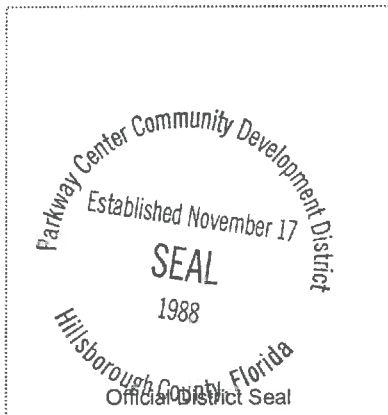
178 *[Signature]*

179
180 Signature

182
183 Printed Name

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185 Title:

- 186 Secretary
187 Assistant Secretary



Recorded by Records Administrator

[Signature]
Signature

12/19/2022
Date