

# **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

**January 25, 2023, 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, January 25, 2023, 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, January 25, 2023, at 6:34 p.m.**

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

|                     |            |
|---------------------|------------|
| Koko Miller         | Chair      |
| JoAnn Ward          | Vice-Chair |
| Linda Bell          | Supervisor |
| Tanya O'Connor      | Supervisor |
| Charlotte Hazlewood | Supervisor |

#### **Staff Members Present:**

|              |                             |
|--------------|-----------------------------|
| Gene Roberts | District Manager, Inframark |
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There were approximately four (4) 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**

Mr. Roberts informed the Board that Scott Steady was able to terminate the Verizon contract.

#### **B. District Engineer**

Mr. Roberts read an email from Tonja Stewart regarding the pond bank stabilization. She's waiting on Finn Outdoor to complete two projects they are working on using the Flexamat so she can review the workmanship. She will attend the next Board meeting with recommendations for the Board.

#### **C. District Manager**

##### **i. Community Inspection Report**

Supervisor Ward summarized the monthly landscape inspection with Yellowstone and Clay Wright. She said there has been some improvement, but detail work is still lacking.

49 **4. BUSINESS ITEMS**

50 **A. Discussion on Tree Removal**

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52 The Board reviewed the proposals from Yellowstone and Carson’s Landscape Service to remove  
53 the dead trees around the community.  
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| MOTION TO:   | Approved Carson’s Landscape proposal. |
| MADE BY:     | Supervisor O’Connor                   |
| SECONDED BY: | Supervisor Ward                       |
| DISCUSSION:  | None Further                          |
| RESULT:      | Called to Vote: Motion PASSED         |
|              | 5/0 – Motion passed Unanimously       |

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

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64 There were no General Matters of the District to discuss.  
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66 **5. CONSENT AGENDA ITEMS**

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68 **A. Consideration of Board of Supervisors Regular Meeting Minutes December 14,**  
69 **2022**

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71 The Board reviewed the Regular Meeting Minutes from December 14, 2022  
72 Charlotte Hazlewood name was misspelled several times.  
73 Line 149 should state stained concrete.

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| MOTION TO:   | Approved the meeting minutes for December 14,<br>2022, with corrections. |
| MADE BY:     | Supervisor Ward  |
| SECONDED BY: | Supervisor Miller  |
| DISCUSSION:  | None Further   |
| RESULT:      | Called to Vote: Motion PASSED  |
|              | 5/0 – Motion passed Unanimously  |

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82 **B. Consideration of Operations and Maintenance Expenditures November 2022**

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84 The Board reviewed the O&Ms for November 2022.  
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| MOTION TO:   | Approved the O&Ms for November 2022.                             |
| MADE BY:     | Supervisor Ward  |
| SECONDED BY: | Supervisor Miller  |
| DISCUSSION:  | None Further   |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 – Motion passed Unanimously |

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**C. Review of Financial Statements Month Ending November 31, 2022**

98 The Board reviewed the financials ending November 31, 2022, and had no questions.

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**6. SUPERVISOR REQUESTS**

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101 Supervisor O'Connor suggested to set up a vendor to do regular trash clean up around the  
102 community and remove the Copper Leaf at the Sanctuary Gates.

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104 Supervisor Bell commented on the turf edging along Still River was not cleaned up by  
105 Yellowstone.

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107 Supervisor Ward commented on the aerator in Pond 3 is not working.

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109 Supervisor Miller discussed Kyle Knowles, on-site manager and said it was time for his 60-day  
110 review. Supervisor Miller and Mr. Roberts gave several examples of work deficiencies and lack  
111 of Kyles self-motivation.

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| MOTION TO:   | Terminate Kyle Knowles effective 01/27/2023 and<br>hire Dale Wentzel. |
| MADE BY:     | Supervisor Ward   |
| SECONDED BY: | Supervisor Bell   |
| DISCUSSION:  | None Further  |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 – Motion passed Unanimously      |

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122 Other Supervisor Request as follows:

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- 124 - Set Up a Zoom account for the video conference.
- 125 - The Harvest Glen residents are throwing landscape debris onto District property.
- 126 - Staff to review if additional residents have been removing the Pine trees along  
127 Falkenburg.
- 128 - Add pavers to the small circles next to the water feature by the pool.
- 129 - Ask Pinch a Penny for a proposal to maintain the pool.
- 130 - Locate the password for the blue tooth speakers.
- 131 - To update the website for the Square for clubhouse rentals.

- 132 - To pressure wash the stone beds around the community and epoxy.
- 133 - To place a cleaning check list in the restrooms.

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

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137 Rhonda Thomas commented on the poor landscape conditions at the Harvest Glen entrance and  
138 Yellowstone was recently spraying inside of the gates. She asked if more garbage cans be placed  
139 along Still River.

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141 A resident asked if No Fishing signs be added to pond 15.

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143 Mr. O'Connor stated there are two pine trees in the Sanctuary that have fallen onto the pond  
144 bank. Mr. O'Connor also requested that as president of the Sanctuary HOA he be provided a  
145 letter from the CDD authorizing him permission to ask trespassers to leave.

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147 **8. ADJOURNMENT**

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|     |              |                                  |
|-----|--------------|----------------------------------|
| 149 | MOTION TO:   | Adjourn.                         |
| 150 | MADE BY:     | Supervisor O'Connor              |
| 151 | SECONDED BY: | Supervisor Miller                |
| 152 | DISCUSSION:  | None further                     |
| 153 | RESULT:      | Called to Vote: Motion PASSED    |
| 154 |              | 5/0 – 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 2/22/2023.

  
\_\_\_\_\_  
Signature

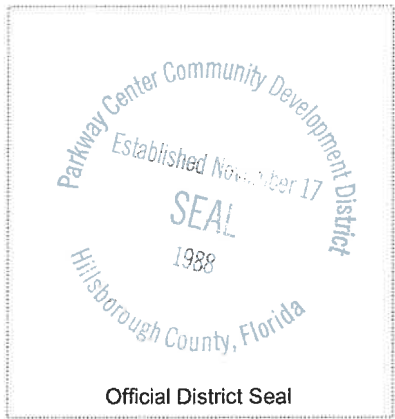
Koko Miller  
\_\_\_\_\_  
Printed Name

Title:  
 Chairman  
 Vice Chairman


\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Title:  
 Secretary  
 Assistant Secretary



Recorded by Records Administrator

  
\_\_\_\_\_  
Signature

3/24/2023  
\_\_\_\_\_  
Date