

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

February 22, 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, February 22, 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

Kyle Ettel called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, February 22, 2023, at 6:30 p.m.**

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

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

#### Staff Members Present:

Kyle Ettel	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 items.

### 3. VENDOR/STAFF REPORTS

#### A. District Counsel

#### B. District Engineer

The District Counsel and Engineer were not present and no reports currently.

#### C. District Manager

##### i. Community Inspection Report

Mr. Ettel stated he is covering for District Manager Gene Roberts for this meeting.

Mr. Ettel informed the Board he had the Community Inspection report and the Yellowstone report provided by Mr. Roberts.

A conversation ensued between the Board of Supervisors and staff regarding the reports.

The Board would like to seek bids to remove the tree stated in the inspection report. The Board would like to have Gene Robert initiate an RFP for landscape maintenance.

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MOTION TO:	Initiate an RFP for landscaping maintenance.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Bell
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed Unanimously.

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Mr. Ettel discussed the email sent by Gene Roberts regarding a vote on pool vendor.

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#### 4. BUSINESS ITEMS

##### A. Discussion on Pool Proposals

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The Board discussed the three proposals received and decided to approve Bluelight as the new maintenance vendor.

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MOTION TO:	Approve Bluelight as the new maintenance vendor.
MADE BY:	Supervisor Miller
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed Unanimously.

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##### B. General Matters of the District

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Mr. Ettel stated that Tonja Stewart spoke to Gene regarding the pond bank stabilization from Fin Outdoor. Ms. Ward stated that Fin Outdoor will be stabilizing the banks. Mr. Ettel stated Gene will work on proposals and have it ready for the next meeting. Ms. Ward would like to get recommendations from District Engineer Tonya to see where the severe erosion is happening.

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#### 5. CONSENT AGENDA ITEMS

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##### A. Consideration of Board of Supervisors Regular Meeting Minutes January 25, 2023

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The Board reviewed the Regular Meeting Minutes from January 25, 2023, with a couple typos.

Line 18 Tonya is spelled incorrectly, instead its spelled Tanya.

Line 34 District Counsel last name is missing a “y”. It says Stead instead of Steady.

Line 64 the word matter is missing an “s”. It says Matter instead of Matters.

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MOTION TO:	Approved the meeting minutes for January 25, 2023,
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	with typographic corrections.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Miller
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed Unanimously.

**B. Consideration of Operations and Maintenance Expenditures December 2022**  
**C. Review of Financial Statements Month Ending December 31, 2022**

The Board reviewed the O&Ms for December 2022. Ms. Ward stated that invoices are constantly two to three months behind meeting the Boards obligation and are required to pay hundreds of dollars in late fees monthly which is unacceptable. The Board is seeking a solution to avoid the reoccurring payments of late fees. The Board is not content with the meeting book setup and the November expenditures are out of order. The Board is requesting a report on collection.

The Board reviewed the financials ending December 31, 2022. Ms. Ward stated Inframark credited Parkway CDD for overpaying Yessica but was only credited for two months and missing approximately six months' worth of credits. The Board would like to see where the credits are being applied.

Ms. Bell questioned the invoices for tree removal and has concerns as to why they are being charged if it has not been removed.

Supervisor Miller stated on page 121 are checks that was not seen before for rental. He would like Gene to follow up with Dale and Monica regarding monetary issues concerning rental fees.

Supervisor Bell stated personal information should not be visible and Ms. Ward stated checks should also be deposited, not held.

Supervisor Ward stated the application on the website should be updated on rental procedure.

MOTION TO:	Approved consent agenda items B and C subject to commentary.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Ward
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed Unanimously.

131 **6. SUPERVISOR REQUESTS**

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133 The Board is concern with the debris and trash left behind by Yellowstone.

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135 The Board would like a proposal from the company Mr. Ettel recommended to hire for  
136 community cleanup.

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138 Supervisor Ward stated she sent Gene an email regarding the speed sign at Castle Creek that has  
139 been laying down for months and would like it to be addressed. There are areas in the gym and  
140 around the inside of the amenity center that has mold build up.

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142 Supervisor Miller would like Gene to get with a A/C company to figure out the excessive mold  
143 build up.

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145 Supervisor Bell discussed that there is a light post before entering Castle Creek that has vines  
146 growing on it, and from the looks of it, it could be getting worse if not taken care of.

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148 Supervisor Miller stated he sent an email to Monica and Gene about a month ago regarding the  
149 1099 tax form and was told it was mailed out January 31<sup>st</sup>. He did not receive and it's delaying  
150 him to file his taxes which is unsatisfactory.

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152 Supervisor Miller would like Gene to get with the county or who is responsible to repave the  
153 roads from Still River and Still Creek as the current conditions are bad. Also, there are supposed  
154 to be tow signs around the perimeter.

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156 Supervisor Miller stated Dale requested equipment needed such as a pressure washer, leaf  
157 blower, and a latter to complete his job in the community along with Board approval.

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

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161 A resident stated she contacted Supervisor Miller regarding the allegator on pond 14. She also  
162 mentioned the streetlight she spoke to Gene but has not seen any emails regarding the lighting.  
163 Lastly, there are lots of ant pills around the community that are huge and thought it was being  
164 treated.

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166 The president of the Sanctuary HOA named Brian stated a couple of Palm trees and was aware  
167 that Yellowstone was to be take care of them and they have not done so. He would like  
168 Yellowstone to not touch them as he has a company who is treating them currently.

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170 A president with the HOA of Harvest Glen stated residents and herself would like the pine trees  
171 removed behind their homes and has emailed Gene several times with a response stating a Board  
172 approval and county permit for removal is needed. Mr. Roberts stated Yellowstone is supposed  
173 to be addressing it. The resident stated it had not been addressed by Yellowstone. The Board  
174 ensued a discussion with the resident. Supervisor Miller seize and desist the conversation as the  
175 president from Harvest Glen HOA verbally stated legal action can be taken, therefore, the  
176 District Manager and District Counsel will be informed. Mr. Miller advised the president to  
177 continue to stay in communication with Gene with other concerns as all decisions are discussed  
178 with the Board at the meeting.

179 Supervisor Ward stated Yellowstone performance has been unsatisfactory which is leading to  
180 seek another vendor. She apologized on her behalf to the residents on Yellowstone's  
181 performance.  
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183 **8. ADJOURNMENT**  
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MOTION TO:	Adjourn.
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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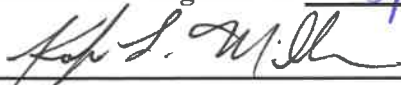
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*\*Please note the entire meeting is available on disc*

*\*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 5/24/2023.



Signature

Koko L. Miller

Printed Name

Title:

- Chairman
- Vice Chairman

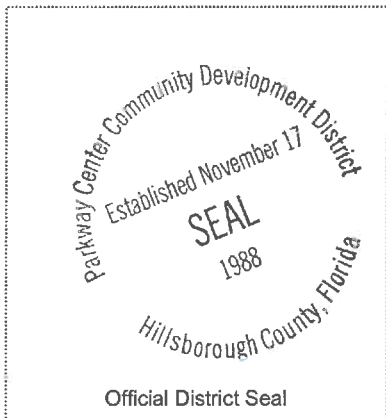


Signature

Printed Name

Title:

- Secretary
- Assistant Secretary



*Recorded by Records Administrator*

  
Signature

5-26-23  
Date