

# **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

**March 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, March 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**

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, March 22, 2023, at 6:50 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	
Dale Wentzel	Amenity Manager	
Tonja Stewart	District Engineer, Stantec, Inc.	<i>(via zoom meeting)</i>

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**

The District Counsel was not present and no report currently.

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

Tonja Stewart joined the meeting via Zoom to discuss the pond bank stabilization. She explained the two proposals she had received and the benefits and costs for each one. She was able to answer several questions the Board had. It was decided an on-site review between the Chairman and staff to review ponds 1, 2 and 3 would be beneficial and was scheduled for April 7.

49	MOTION TO:	Approve up to 50,000 for pond bank stabilization
50		based on the inspection and District Engineers
51		recommendation.
52	MADE BY:	Supervisor Ward
53	SECONDED BY:	Supervisor O'Connor
54	DISCUSSION:	None Further
55	RESULT:	Called to Vote: Motion PASSED
56		4/0 – Motion passed Unanimously.

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58 **C. District Manager**

59 **i. Community Inspection Report**

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61 The inspection reports were reviewed. Mr. Roberts told the Board that the RFP for landscape  
62 maintenance was advertised last week, and proposals will be in next month's meeting book.  
63 Supervisor Ward asked if costs related to Yellowstone's contractual obligations not met be  
64 recovered by the District.

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66 **4. BUSINESS ITEMS**

67 **A. Discussion on Mulch Proposal**

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69 The Board tabled the Mulch proposal.

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71 **B. Discussion on RFP for Landscaping**

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73 This business item was discussed on vendor/staff reports section with the Board.

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75 **C. Discussion on Pond Bank Stabilization**

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77 This business item was discussed on vendor/staff reports section with the Board.

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79 **D. General Matters of the District**

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81 Mr. O'Conner, the president of the Sanctuary HOA asked the Board if the CDD could provide an  
82 easement for the HOA to place a shed that a golf cart they are purchasing be stored. The Board  
83 asked if he could send pictures of the proposed location so they could make a decision.

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85 **5. CONSENT AGENDA ITEMS**

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87 **A. Consideration of Board of Supervisors Regular Meeting Minutes February 22,**  
88 **2023**

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90 The meeting minutes were not available.

**B. Consideration of Operations and Maintenance Expenditures February 2023**

The Board reviewed the O&Ms for February 2023.

MOTION TO:	Approved the O&Ms for February 2023.
MADE BY:	Supervisor Ward
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 February 28, 2023**

The Board reviewed the financials ending February 28, 2023.

The Board had questions on the financials regarding the garbage collection line items is over budget, there is no line item for utility water usage, and Envera security speakers not working, and cameras not being monitored.

**6. SUPERVISOR REQUESTS**

Supervisor O'Connor stated the speed limit sign is down across from the school. She asked staff to investigate hiring a vendor to collect trash from the main streets three (3) days a week.

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

Mr. O'Conner discussed the golf cart easement request.

Mr. Fleary questioned the status of the spa heating element being repaired.

**8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Miller
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 5/24/2023.



Signature

Koko L. Miller

Printed Name

Title:

- Chairman
- Vice Chairman

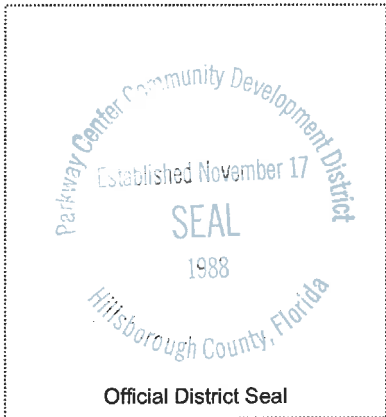


Signature

Printed Name

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator



Signature

5-26-23  
Date