

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

April 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 **Tuesday, April 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 **Tuesday, April 25, 2023, at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Gene Roberts	District Manager, Inframark
Scott Steady	District Counsel, Burr and Forman
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 and Representatives from LMP and Pine Lake.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no audience questions on agenda.

3. VENDOR/STAFF REPORTS

A. District Counsel

Scott Steady discussed the issue of resident fences being too close to the edge of the canal slope which intrudes into the districts easement that prohibits maintenance. He will draft a letter that will be sent to the residents in this area explaining the situation and requesting the fences be moved back.

Mr. Steady told the Board that he has had conversations with the attorney for Harvest Glen HOA requesting the district remove the Pine trees along Falkenburg that border the back yards of Harvest Glen. The Board's consensus was they are not willing to do so, and they will not allow any residents to have the trees removed.

B. District Engineer
i. Pond Bank Stabilization

Tonja Stewart joined the meeting via Zoom to discuss the pond bank stabilization. Tonja Stewart stated that she has inspected the ponds in the Sanctuary and believes that at this time extensive remediation is not needed but she recommended that aquatic plants be added at the shoreline. She also discussed the canal slope behind Willow Beach and because of the severity of the slope it cannot be easily maintained. She has received a proposal from Site master's to bushhog the bank for \$4800 so she can better evaluate it.

MOTION TO:	Approve Site master's proposal for \$4800 to bushhog the bank.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Miller
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed Unanimously.

C. District Manager
i. Community Inspection Report

The inspection reports were reviewed.

- 4. BUSINESS ITEMS**
- A. Discussion on Landscaping RFP Proposals**
 - i. Down To Earth**
 - ii. LMP**
 - iii. Pine Lakes**
 - iv. Red Tree**

The Board reviewed the landscape maintenance proposals they received from four vendors.

Representatives from LMP and Pine Lake were in attendance and answered questions from the board. The Board decided they would like to visit and review the communities that the vendors currently maintain so they tabled planning until the May meeting.

B. Discussion on Pond Bank Stabilization Planting Proposal

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

C. General Matters of the District

There were no general matters of the District.

95 **5. CONSENT AGENDA ITEMS**

96
97 **A. Consideration of Board of Supervisors Regular Meeting Minutes March 22,**
98 **2023**

99
100 Due to technical issues with the tablets that board was not able to review the minutes, so it was
101 tabled until Mays meeting. February's minutes also need to be approved.

102
103 **B. Consideration of Operations and Maintenance Expenditures March 2023**

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105 The Board reviewed the O&Ms for March 2023.

107	MOTION TO:	Approved the O&Ms for March 2023.
108	MADE BY:	Supervisor O'Connor
109	SECONDED BY:	Supervisor Ward
110	DISCUSSION:	None Further
111	RESULT:	Called to Vote: Motion PASSED
112		5/0 – Motion passed Unanimously.

113
114 **C. Review of Financial Statements Month Ending March 31, 2023**

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116 The Board reviewed the financials ending March 31, 2023, and had no questions.

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118 **6. SUPERVISOR REQUESTS**

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120 Supervisor Ward stated that while doing the monthly community landscape inspections she has
121 seen some improvement by Yellowstone but was concerned with the delays of irrigation repairs.
122 The issue of the spa heater still not working was mentioned and she asked that staff contact
123 Hawkins Electric to see if they can repair it.

124
125 Supervisor Ward also asked staff to either pave or concrete the bare area next to the pool slide.

126
127 Supervisor Miller stated that he recently attended a town hall meeting hosted by County
128 Commissioner Gwen Myers and that he requested some of the streets in Oak Creek be repaved
129 and additional streetlights be added.

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

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133 Mrs. Fleary asked if a pole or tree be added to the amenity parking lot circle to assist in visibility
134 when backing up.

135
136 Mr. Fleary stated that the minutes on the district's website have not been updated in a few
137 months.

138

139 Mr. O'Conner asked about the status of cleaning the drainage pipe in the pond outside the
140 Sanctuary.

141
142 **8. ADJOURNMENT**
143

MOTION TO:	Adjourn.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously.

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151 **Please note the entire meeting is available on disc*

152 **These minutes were done in summary format.*

153 **Each person who decides to appeal any decision made by the Board with respect to any matter*
154 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
155 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
156 *based.*

157

158 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
159 **noticed meeting held on 5/24/2023.**

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161 _____
162 **Signature**

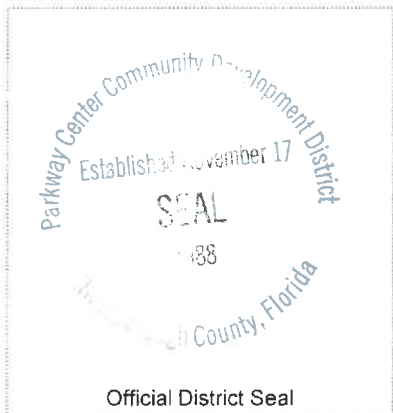
163 Koko L. Miller
164 _____
165 **Printed Name**

166
167 **Title:**
168 **Chairman**
169 **Vice Chairman**

160 
161 _____
162 **Signature**

163 _____
164 _____
165 **Printed Name**

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167 **Title:**
168 **Secretary**
169 **Assistant Secretary**



170
171
172 *Recorded by Records Administrator*

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174 
175 _____
176 **Signature**

177
178 5-26-23
179 _____
180 **Date**

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