

**MINUTES OF MEETING  
PARKWAY CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Parkway Center Community Development District was held on Wednesday, November 15, 2023, at 6:30 p.m. at the Parkway Center Clubhouse located at 7461 S. Falkenburg Road, Riverview, FL 33578.

Present and constituting a quorum were:

Koko Miller	Chairperson
JoAnn Ward	Vice Chairperson
Tanya O'Connor	Assistant Secretary
Charlotte Hazlewood	Assistant Secretary
Linda Bell	Assistant Secretary

Also present were:

Gene Roberts	District Manager
Dale Wentzel	Amenity Manager
Tonja Stewart	District Engineer ( <i>via zoom call</i> )
David Manfrin	LMP
One Resident	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Roberts called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Business Items**

**A. General Matters of the District**

Mr. David Manfrin of LMP updated the Board on the landscape conditions and answered questions. He mentioned the County has recently imposed stricter watering limits.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Minutes of the October 25, 2023, Regular Meeting**

Mr. Roberts requested any additions, corrections, or deletions to the minutes of the October 25, 2023, meeting.

There being none,

On MOTION by Ms. Ward seconded by Ms. Miller with all in favor the minutes of the October 25, 2023, meeting, were approved. 5-0
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**B. Acceptance of Audit for Fiscal Year 2022**

The Board reviewed the Audit for Fiscal Year 2022.

On MOTION by Ms. Ward seconded by Ms. Miller with all in favor the Audit for Fiscal Year 2022 was accepted. 5-0

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

Mr. Roberts stated District Counsel Scott Steady is still working on the issue regarding the resident cutting all the limbs off the tree. Mr. Roberts will update the Board when he has more information.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

**A. Review of LMP Proposal #86539**

Ms. Tonja Stewart discussed the proposals she receive regarding the repairs to the canal bank along Willow Beech. She explained that the residents in the area will need to move their fences 15 feet in the easement. Ms. Stewart is waiting on the final proposal from Finn Outdoor.

On MOTION by Ms. Ward seconded by Ms. O'Connor with all in favor the District Engineer was authorized to proceed with repairs on the canal bank along Willow Beach, and have District Counsel was authorized to send a formal notice to homeowners. 5-0

**SIXTH ORDER OF BUSINESS**

**Manager's Report**

**A. Community Inspection Report**

**B. Aquatic's Report**

The Board reviewed the Community Inspection Report and had no questions.

The Board discussed issuing an end of year bonus to the Amenity Manager.

On MOTION by Ms. Hazlewood seconded by Ms. O'Connor with all in favor issuance of an end of year bonus to the Amenity Manager, was approved as discussed. 5-0

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests or Comments**

The Board discussed the following business items:

- Dog Station in the Sanctuary needs to be repaired or replaced.
- Teenagers setting fire to the landscape along Falkenburg and Still River was discussed.

- Have LMP determine whether the irrigation zones in those areas exceed the 50% requirement to enable an increase in watering so new plant material can be added.
- Gopher turtle signs need to be replaced.
- Pool Pavers need to be leveled.
- Pine Ridge monument lights are not working.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next order of business followed.

**NINTH ORDER OF BUSINESS**

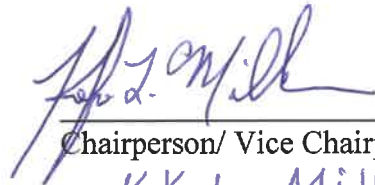
**Adjournment**

There being no further business,

On MOTION by Ms. O'Connor seconded by Ms. Hazlewood with all in favor the meeting was adjourned. 5-0



Gene Roberts  
Assistant Secretary



Chairperson/ Vice Chairperson

Koko L. Miller  
12/12/23