

# **PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

**January 27, 2016 Minutes of 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 27, 2016 at 6:30 p.m.** at the Rivercrest CDD Clubhouse at 11560 Ramble Creek Drive, Riverview, FL 33569.

### **1. CALL TO ORDER/ROLL CALL**

Mr. Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, January 27, 2016 at 6:30 p.m.**

Mr. Howell led the Board in The Pledge of Allegiance.

Board Members Present:

JoAnn Ward	Chairman
Earl Kunke	Supervisor
Tanya O'Connor	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Celia Nichols	Nichols Landscape Architecture

No Audience Members Present

### **2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**

### **3. VENDOR/STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

Mr. Howell stated there was nothing to report from the District Engineer or the District Counsel at this time.

### **4. CONSENT AGENDA**

#### **A. Consideration of Minutes of Board of Supervisors Meeting November 18, 2015**

MOTION TO:	Approve November 18, 2015 meeting minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed unanimously.

**B. Consideration of Operations and Maintenance Expenditures January 2016**

MOTION TO:	Approve January 2016 Operations and Maintenance Expenditures and for Meritus to get petition going to dissolve the final street light districts.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously.

**C. Review of Financial Statements through November 30, 2015**

The financials were accepted.

Mr. Howell is to resend the information that shows what phone number on the Operations and Maintenance Expenditures belongs to what Supervisor for their iPad.

There was a question on website administration, Vertex billing and holiday lights which Mr. Howell answered. *(full discussion on audio)*

**5. BUSINESS ITEMS**

- A. Capital Improvement Project Update**
- B. Landscape Improvements Update**

Celia Nichols went over the punch list for the new monument and stated that there were some issues with caps, grading, irrigation lines, painting etc. She will work with the contractor to fix and send the list to Brian Howell.

Mr. Howell confirmed no funds have been paid to the contractor at this time.

Celia Nichols then went over the landscape plans for the large monument on Falkenburg Road *(full discussion available on audio)*.

The Board reviewed the plans and went over what they did and did not like on the plant pallet. The Board directed Ms. Nichols to come back to the next meeting with costs based off of this discussion and to also present plans/cost for the new and existing monument at the Riverview Drive entrance.

Mr. Howell will advise the Board on what the last round of capital improvements did cost now that they were closing out and what they have in surplus and construction funds to spend on new improvements.

Brian Howell will request plans for the new section that Taylor Morrison is building so Ms. Nichols can review.

**C. General Matters of the District**

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**6. MANAGEMENT REPORTS**  
**A. District Manager's Report**

Brian Howell confirmed that turtle signs were up and that he would have the lights at the Sanctuary checked as they run during the day. The small Baywood sign would be painted within next 30 days and the Pine Ridge sign will have power as soon as Taylor Morrison begins construction and landscape in that area. Mr. Howell went over the landscape walk-through for the new landscape area along Falkenburg Road and that the punch list was extensive. Taylor Morrison may keep it in the Association rather than turn over to the CDD. The Board discussed that they would like to have it maintained by the CDD for consistency and asked Brian Howell to contact Taylor Morrison to see if there was interest in splitting the bill to get the punch list done.

- B. Field Manager**
- 1. District Inspection Report**
  - 2. Staff Action List**
  - 3. Aquatic Systems Report**
  - 4. Spear Security Reports**

**7. SUPERVISOR REQUESTS**

Did owner who disturbed the common area by building a pool repair or contact the CDD? Mr. Howell stated they did not and the CDD will look to do the repair and assess the owner on the next tax bill.

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

**9. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

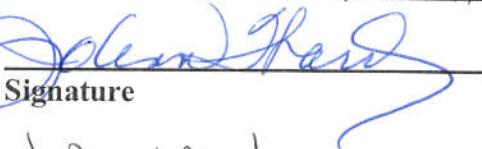


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*\*Please note the entire meeting is available on disc*  
*\*These minutes were done in summary format.*

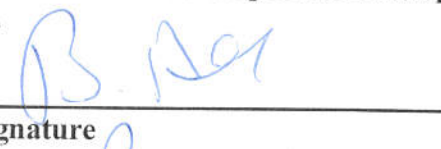
*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on Feb. 24, 2016.

  
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Signature

J Ann Ward  
\_\_\_\_\_  
Printed Name

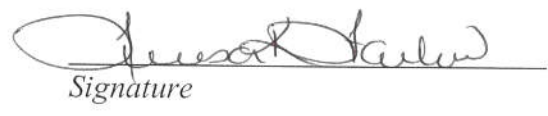
Title:  
 Chairman  
 Vice Chairman

  
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Signature

Bruce Howell  
\_\_\_\_\_  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

*Recorded by Records Administrator*

  
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Signature

March 8, 2016  
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Date

