

**PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT**

**February 24, 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, February 24, 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**

Ms. Chamberlain called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, February 24, 2016 at 6:33 p.m.**

Ms. Chamberlain led the Board in The Pledge of Allegiance.

Board Members Present:

- JoAnn Ward                      Chairman
- Earl Kunke                      Supervisor
- Tanya O'Connor              Supervisor

Staff Members Present:

- Nicole Chamberlain              District Manager, Meritus
- Celia Nichols                      Nichols Landscape Architecture

No Audience Members Present

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

There were no audience questions or comments.

**3. VENDOR/STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**

**4. BUSINESS ITEMS**

- A. Acceptance of Corey Murphy's Resignation**

MOTION TO:	Accept Corey Murphy's Resignation.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed unanimously.

- B. Consideration of Resolution 2016-02; Re-Designating Officers**

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MOTION TO:	Approve Resolution 2016-02 keeping officers the same.
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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**C. Capital Improvement Project Update**

57 Ms. Chamberlain provided the Board with a list of updates from Brian Howell. The Board  
58 members reviewed the list and discussed Mr. Howell's suggestion to increase the capital  
59 improvement budget to \$100,000.00.  
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MOTION TO:	Increase Capital Improvement Budget to \$100,000.00 for the upcoming fiscal year.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously.

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**D. Landscape Improvements Update**

71 Celia Nichols stated that the lighting is complete with the exception of one light.  
72 Supervisor Ward stated that she thinks they should stay away from Magnolias because Magnolia  
73 Park is close by. Ms. Nichols will put together an estimate with lighting and stated that Tonja  
74 Stewart will look to see if there is leftover construction budget to cover some of the plantings,  
75 cost to irrigate and lighting.

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MOTION TO:	Set aside \$70,000.00 for Falkenburg landscaping – landscape designs, removal, irrigation and installation.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously.

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86 **E. General Matters of the District**

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88 **5. CONSENT AGENDA**

89 **A. Consideration of Minutes of Board of Supervisors Meeting January 27, 2016**

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91 Supervisor Ward stated that lines 11 and 14 need to have Ken Joines changed to Brian Howell.

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93 MOTION TO: Approve January 27, 2016 minutes with changes.  
94 MADE BY: Supervisor Ward  
95 SECONDED BY: Supervisor Kunke  
96 DISCUSSION: None further  
97 RESULT: Called to Vote: motion PASSED  
98 3/0 – Motion passed unanimously.

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100 **B. Consideration of Operations and Maintenance Expenditures February 2016**

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102 Supervisor O'Connor asked about disconnecting the two iPads that are not in use. Meritus is to  
103 see what the disconnection fee is and the cost to have iPads added back onto the account when  
104 new Supervisors are elected.

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106 MOTION TO: Approve O&M's for February 2016.  
107 MADE BY: Supervisor Ward  
108 SECONDED BY: Supervisor O'Connor  
109 DISCUSSION: None further  
110 RESULT: Called to Vote: motion PASSED  
111 3/0 – Motion passed unanimously.

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113 **C. Review of Financial Statements through December 31, 2015**

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115 The financials were accepted.

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117 **6. MANAGEMENT REPORTS**

118 **A. District Manager's Report**

119 **B. Field Manager**

- 120 **1. District Inspection Report**  
121 **2. Staff Action List**  
122 **3. Aquatic Systems Report**

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124 Supervisor O'Connor asked why there is no longer fish in the ponds and Meritus is to check on  
125 stocking the fish and when stocking should occur.

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127 **4. Spear Security Reports**  
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129 **7. SUPERVISOR REQUESTS**

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131 Supervisor Ward asked to have Spears notate street lights that are out.  
132 Supervisor O'Connor stated she needs here Apple ID and password.  
133 It was noted that Supervisor Kelly Coglianesse resigned November 2015 but her resignation letter  
134 did not reach the District due to her being overseas and her iPad was turned in November as  
135 well.  
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137	MOTION TO:	Accept Kelly Coglianesse's resignation effective
138		November 2015.
139	MADE BY:	Supervisor Ward
140	SECONDED BY:	Supervisor O'Connor
141	DISCUSSION:	None further
142	RESULT:	Called to Vote: motion PASSED
143		3/0 - Motion passed unanimously

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

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147 **9. ADJOURNMENT**

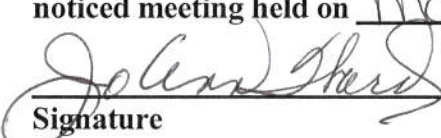
149	MOTION TO:	Adjourn.
150	MADE BY:	Supervisor Ward
151	SECONDED BY:	Supervisor O'Connor
152	DISCUSSION:	None further
153	RESULT:	Called to Vote: motion PASSED
154		3/0 - Motion passed unanimously

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

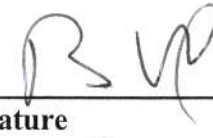
156 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
157 *considered at the meeting is advised that person may need to ensure that a verbatim record of*  
158 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*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

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161 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
162 **noticed meeting held on March 23, 2016.**

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165 **Signature**

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167 John Ward  
168 **Printed Name**

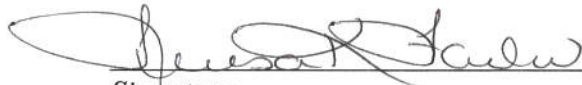
169  
170 **Title:**  
171  **Chairman**  
172  **Vice Chairman**

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165 **Signature**

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167 Brian Hall  
168 **Printed Name**

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170 **Title:**  
171  **Secretary**  
172  **Assistant Secretary**

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174 *Recorded by Records Administrator*

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178 **Signature**

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181 March 24, 2016  
182 **Date**

