

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

June 22, 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, June 22, 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

Nicole Chamberlain called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, June 22, 2016 at 6:30 p.m.**

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

Board Members Present:

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

Staff Members Present:

Nicole Chamberlain	Meritus
Celia Nichols	Nichols Landscape Architecture
Josh McGarry	Aquatic Systems

No Audience Members Present

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience comments or questions.

3. VENDOR/STAFF REPORTS

Josh McGarry went through the aquatics report. He stated that there are 3-4 hot spots. There is some algae present in Pond 1. Submersed weeds were treated in Pond 3. There has been some trouble accessing Pond 8 with the airboat.

Josh McGarry also stated that he obtained the permit for the carpe and they will be put in during late October.

Supervisor Ward asked about installing some plants and Mr. McGarry explained the best time for that is during the spring.

Mr. McGarry stated that he is going to add the maintenance of the pond behind the entrance on Falkenburg Road at no cost. If reporting to SWFWMD is necessary there is a fee of \$450.00 per report.

Celia Nichols asked if plantings were wanted around the ponds if Mr. McGarry would have elevations. Mr. McGarry stated that he can gather that information.

48 **A. District Counsel**

49 **B. District Engineer**

50
51 **4. BUSINESS ITEMS**

52 **A. Capital Improvement Project Update**

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54 Nicole Chamberlain stated that Brian Howell and Celia Nichols were able to talk LMP down
55 from \$98,000.00 to right under \$80,000.00. Nicole Chamberlain explained that this could go up
56 or down a little but should leave about \$20,000.00 for lights.

57
58 Celia Nichols discussed the three proposals from LMP. The Board decided to go with both the
59 Red Maple trees and River Birch trees. The Board discussed ensuring there is an extra irrigation
60 sleeve for lighting.

61 **B. General Matters of the District**

62
63 The Board asked Management to look into the Pinehurst sign – there was lighting installed but it
64 still needs electric. Supervisor Ward asked if Taylor Morrison might want to contribute to the
65 cost of enhancing the look of the Community. Supervisor Ward also asked about the Taylor
66 Morrison signs that are posted on CDD property – specifically about the new sign at the entrance
67 on Riverview. The Board doesn't want the sign up next to the entrance monument and they
68 thought Taylor Morrison had to ask the District for permission prior to installing signs. The
69 Board was also wondering if a permit is required to install the signs.

70 **5. CONSENT AGENDA**

71 **A. Consideration of Minutes of Board of Supervisors Meeting May 25, 2016**

72
73 Supervisor Kunke stated that line 56 should be changed to: there will be a notice sent.

MOTION TO:	Approve May 25, 2016 meeting minutes with change to line 56.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed unanimously.

82
83 **B. Consideration of Operations and Maintenance Expenditures June 2016**

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85 Supervisor Ward asked if the parks in Summerwood are HOA or CDD. The Board would like
86 clarification on the new LMP invoicing.

MOTION TO: Approve June O&M's with clarification request.
MADE BY: Supervisor O'Connor
SECONDED BY: Supervisor Ward
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 – Motion passed unanimously.

C. Review of Financial Statements through April 30, 2016

The financials were accepted.

6. MANAGEMENT REPORTS

A. District Manager's Report

Nicole Chamberlain stated that the initial letter for the lighting district will go out this month and management will coordinate with the property appraisers to obtain addresses. A second letter will go out in July. Management will put together a spreadsheet and if we still need any signatures a date will be coordinated in August to go door to door. Management may need the Board's help if door to door service is required. The Board agreed that this would not be a problem.

B. Field Manager

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

7. SUPERVISOR REQUESTS

There were no Supervisor requests.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

9. ADJOURNMENT

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

**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 July 27, 2016.

Signature

Jo Ann Ward

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

Signature

Brian Howell

Printed Name

Title:

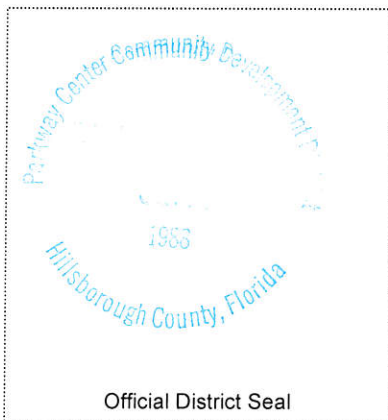
☐ Secretary

☒ Assistant Secretary

Recorded by Records Administrator

Signature

Date



Official District Seal