

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

July 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, July 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

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, July 27, 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:

Brian Howell	Meritus
--------------	---------

Audience Members Present

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were 2 comments on TECO easement and trash and ATV vehicles in conservation areas.

3. VENDOR/STAFF REPORTS

A. District Counsel

Brian Howell noted that District Counsel had advised Taylor Morrison needed to have permits for signage and locations needed approved by the District. Brian Howell and District Counsel will reach out to Taylor Morrison and work on setting up a system for the District to approve locations and speak to them on current location. Staff will also ask them to maintenance their existing signs. The Board agreed with that recommendation to try and work things out on a friendlier basis initially.

Brian Howell also noted the District had not received a response from the owner who was encroaching onto CDD property; however they may have just complied. Brian Howell is requesting the District service provider who does monitoring of those areas to check for compliance.

46
47 **B. District Engineer**
48

49 Brian Howell confirmed the District Engineer will review weir and pond structures this fall when
50 water levels go down. Overall it was noted ponds were doing ok. Pond 8 needs attention and the
51 provider stated they were having trouble accessing the pond with their boat due to the owner's
52 fence. Staff has sent out a letter asking owner for access to pond.
53

54 **4. BUSINESS ITEMS**

55 **A. Capital Improvement Project Update**
56

57 Brian Howell then went over the capital improvement project and stated that Celia Nichols had
58 approved 75% of plant material and was going to review this week the other 25% with the
59 contractor. Celia Nichols is waiting on one more soil test result.
60

61 The County has approved removal of existing material and tree barricades that are up on site.
62

63 Ms. Nichols is coordinating with the provider who is planting new pond for Taylor Morrison so
64 the new plantings look natural and are not over crowded. There should be some good progress on
65 capital improvements by the next meeting.
66

67 It was discussed the new pond may need an aerator due to shallow depth.
68

69 **B. General Matters of the District**
70

71 **5. CONSENT AGENDA**

72 **A. Consideration of Minutes of Board of Supervisors Meeting June 22, 2016**
73

74 The Board reviewed the minutes. There was discussion on SWFWMD spelling and on new
75 landscape areas being brought online.
76

MOTION TO:	Approve June 22, 2016 meeting minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously.

83
84 **B. Consideration of Operations and Maintenance Expenditures July 2016**
85

86 The Board reviewed the O&M's.
87

MOTION TO: Approve July 2016 O&M's.
MADE BY: Supervisor O'Connor
SECONDED BY: Supervisor Kunke
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 – Motion passed unanimously.

Brian Howell requested to ask Taylor Morrison to contribute to mulch costs for their new areas due to poor condition they were in when the District took them over.

C. Review of Financial Statements through May 31, 2016

The financials were accepted. Brian Howell noted the District still had 40% of the budget remaining and they had collected more revenues than anticipated due to residents paying late and District receiving higher rate when they do.

6. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

- 1. District Inspection Report**
- 2. Staff Action List**
- 3. Aquatic Systems Reports**
- 4. Spear Security Reports**
- 5. Estimate for Amberly Wall**

Brian Howell went over his report and noted he had inquired from Taylor Morrison on when the monument at Pine Ridge would be landscaped and irrigated. He will advise the Board as soon as they respond.

Brian Howell also noted that it appeared after review of records and speaking to the County there were only 12 streetlights left to be dissolved with an annual cost of maybe just \$2,400.00. Mr. Howell will confirm within the next 7-10 days.

Brian Howell confirmed the wall on Riverview Drive was complete and there was another wall on Sandy Plains behind the homes that needed attention. It was recommended the open section be painted first and then the Board could consider the other two sections if desired by owners at a later date due to the fact those two sections have a tremendous amount of homeowner vegetation on them. The Board agreed.

MOTION TO: Approve bid by TriTech for \$4,984.00.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor O'Connor
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 – Motion passed unanimously.

Brian Howell then went over the TECO power line and that illegal dumping was happening and TECO would not clean up because it is CDD land and they only have an easement. The County contacted Brian Howell and offered to do a clean-up for free if the CDD would put up a cheap fence in access location with a gate to keep trespassers out. The County will also assist in helping the CDD get the Sheriff to assist with making that a no-trespass area. The Board discussed and felt this was a good idea and fair offer.

MOTION TO: Approve Spearem bid for \$2,295.00 and ensure area on east side is done and the County picks up trash.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor O'Connor
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 – Motion passed unanimously.

Brian Howell was asked to get with Counsel on the process to get common areas listed as no trespassing so the Sheriff would respond.

7. SUPERVISOR REQUESTS

Supervisor Ward: Ensure Pond 8 is kept up with.

Supervisor O'Connor: For other Board members to participate in monthly inspections.
Supervisor O'Connor will go in August with Supervisor Ward and with Supervisor Kunke in September.

Staff can drop off repaired iPads to Supervisor Ward.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

TECO power line project.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Kunke
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 August 24, 2016.

[Signature]
Signature

JoAnn Ward
Printed Name

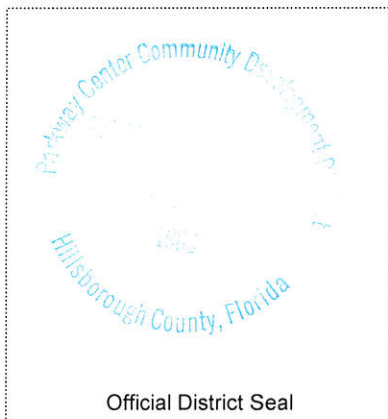
Title:
☒ Chairman
☐ Vice Chairman

[Signature]
Signature

[Signature]
Printed Name

Title:
☐ Secretary
☒ Assistant Secretary

Recorded by Records Administrator



[Signature]
Signature

August 25, 2016
Date