

# PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

January 24, 2018 Minutes of the Regular 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 24, 2018 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, January 24, 2018 at 6:37 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chairman
Earl Kunke	Vice Chairman
Daniel Fleary, Jr.	Supervisor
Suzanne DeCopain	Supervisor
Tanya O'Connor	Supervisor

Staff Members Present:

Nicole Chamberlain	Meritus	
Scott Steady	Burr Forman	
Tonja Stewart	Stantec	<i>Via Conference call</i>

There were nine residents present.

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

There were no audience questions or comments on agenda items.

### 3. VENDOR/STAFF REPORTS

#### A. District Counsel

Discussion on Taylor Morrison's request for rezoning modification. Scott Steady cautioned the district from getting involved in what stance the community takes. Supervisor Fleary said he doesn't want the CDD to get involved, but he does think that Taylor Morrison could have come to the meeting or at least let Mr. Steady know what their plans are. Mr. Steady said he isn't defending them. Supervisor Fleary asked Supervisor Ward to confirm that when the representative from Taylor Morrison came to the meeting he said they had no plans to build in the Eagle Preserve. Supervisor Ward said that she believes what he said was that at that time Taylor Morrison had no intention to build in that area. More discussion followed and the group was in agreement that Taylor Morrison strategized not to come until after the rezoning hearing.

Mr. Steady talked about the parcel of land for sale. He said he knows the owner and the property is still available. Mr. Steady said even if the Board decides to buy the property that they need another meeting before they really move forward. He suggested having a workshop in a couple of weeks. Tonja Stewart said the Board received the draft report. An environmental specialist will go onsite and look at the property. Things are moving in a positive direction. They can't test for sink holes because of all the trees that are onsite. Mr. Steady said that it looks like most of the acreage can be developed and used for what the community wants. Supervisor O'Connor said that in addition to testing for sink holes Brian Howell had mentioned checking for dumping. Mr. Steady said they need to have someone walk the site to see if dumping is an issue. Mr. Steady said they could have a Phase 1 audit done for \$2,500. Mr. Steady said he thinks the audit should be done sooner rather than later. The Board was pretty sure that they had already agreed to move forward with the audit. Mr. Steady explained the 2004 and 2008 bonds and the differences. He also explained the benefit of refinancing the 2004A bonds and that it would generate \$800,000 (+) in available funds. He also discussed the increase to homeowners with levying the amended assessments. If the Board goes through with the financing and agree then should move forward with the Phase 1 audit. Supervisor Fleary asked if they can have the steps laid out for them regarding what needs to be done. Supervisor Ward asked if based on the size of the community there is a guideline for how big the clubhouse and parking lot should be. Mr. Steady said the critical information is how much of the land can be developed. Property values will go up if they move forward. It does need to be determined what the increase to the operations and maintenance will be. Mr. Steady discussed the additional action items and processes that need to be completed. They need to file a complaint and sue the state of Florida to validate the bonds. The next step is Mr. Steady contacting county to obtain an agreement and more due diligence needs to be done. Mr. Steady said a geotechnical review also needs to be done. There was a question on the approved amount Ms. Stewart has to spend. The Board was fairly sure that the amount was \$10,000 and Meritus also has spending authority. Nicole Chamberlain is to check meeting minutes. The Board discussed the idea of a workshop. They would like a date in between the February and March meetings. They also discussed putting up signs within the community to let them know about the workshop.

#### **B. District Engineer**

There was no report from the District Engineer.

### **4. BUSINESS ITEMS**

#### **A. Discussion on Additional Waterway Sites to Maintenance Program**

The Board agreed they would like to move forward.

MOTION TO:	Approve Additional Waterway Sites to Maintenance Program.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Conner
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

- B. Discussion on Future Amenity Center**
- C. Capital Improvement Plan Update**
- D. General Matters of the District**

## **5. CONSENT AGENDA**

### **A. Consideration of Minutes of Board of Supervisors Meeting November 29, 2017**

The Board reviewed the minutes.

MOTION TO:	Approve the November 29, 2017 minutes.
MADE BY:	Supervisor O'Conner
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

### **B. Consideration of Operations and Maintenance Expenditures November 2017**

The Board went over the O&Ms.

### **C. Consideration of Operations and Maintenance Expenditures December 2017**

The Board went over the O&Ms.

MOTION TO:	Approve the November & December 2017 O&Ms.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	Supervisor O'Conner asked if the CDD can rid of the Verizon account since they no longer have iPads.
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

### **D. Review of Financial Statements through December 31, 2017**

The Board reviewed and accepted the financials.

## **6. MANAGEMENT REPORTS**

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

### **B. Field Manager**

- i. District Inspection Report**
- ii. Staff Action List**
- iii. Aquatic Systems Reports**

**7. SUPERVISOR REQUESTS**

Supervisor O'Conner asked to have Florida Highway Patrol increase the amount of time they are patrolling.

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

A resident requested that the CDD put up a monument at Grand Aspen and Willow Beach. Supervisor Ward said should ask the developer. A resident felt that everyone in the community might not want an amenity center and that the CDD should do a survey.

**9. ADJOURNMENT**

MOTION TO:	Adjourn at 8:37 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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 02-28-2018.

Signature

JO Ann Ward

Printed Name

Title:

- ☒ Chairman  
☐ Vice Chairman

Signature

Brian H...

Printed Name

Title:

- ☐ Secretary  
☒ Assistant Secretary

Recorded by Records Administrator

Signature

03-05-2018  
Date

