

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

April 12, 2018 Minutes of the Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for Parkway Center Community Development District was held on **Thursday, April 12, 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

Brian Howell called the Continued Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Thursday, April 12, 2018 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chairman	
Daniel Fleary, Jr.	Supervisor	
Suzanne DeCopain	Supervisor	<i>via conference call</i>
Tanya O'Connor	Supervisor	

Staff Members Present:

Brian Howell	Meritus
Scott Steady	District Counsel

There were no audience members present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Update on Community Center

Mr. Steady went over the history of the bonds. The 2004 bonds are the Taylor Morrison. The 2008 bonds are The Sanctuary. Both bonds were refinances. He also explained a recent court case regarding changes for assessing bonds going from lot size to each home or townhome paying the same amount across the board. Mr. Steady then went over the numbers on the spreadsheet and said each property would pay an additional \$107 on their annual assessments for \$1.5 million funds total for the community center. The 2004 will see a larger benefit in their interest rates because they haven't been refinanced since 2004. Mr. Howell wondered if \$1.5 million would be enough for the entire project. Mr. Steady said it would be \$122 a year per household instead of \$107 to raise \$1.75 million, so only an additional \$15 a year per property. The Board wondered if they should figure out what they want to do with the community center first and then price it out before proceeding.

49 Mr. Steady explained the process for buying the property and issuing bonds. He said the District
50 would likely need to come up with a \$25K for a deposit when buying the property. Mr. Steady
51 needs to know if the assessments will be amended or layered. The Board asked a number of
52 questions about the process and amending vs. layering assessments. Mr. Steady and Mr. Howell
53 answered their questions. Mr. Steady also went over sending notice to residents, placing the
54 required ads in the paper, and holding a public hearing where residents attend and voice their
55 opinions. The Board continued to ask questions; they also discussed doing a survey of the
56 community. Mr. Steady also went over a general time frame for the process; he also went over
57 what happens if the County does not approve everything.

58

59 Mr. Steady, Mr. Howell, and the Board continued to discuss bonds, possible future development
60 and its impact on assessments, and the concept plan for the amenity center. Mr. Howell went
61 over the process of bringing in an architect or a design build company. The Board asked more
62 questions, and Mr. Howell and Mr. Steady answered their questions.

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64 *The full discussion is available on audio.*

65

66 Mr. Howell said that for the next meeting, he will show the Board the difference in increments
67 from \$1.5 million to \$2.5 million with \$250K brackets going up; 10, 15, and 25 year terms to see
68 how the cost is spread out; and a couple of comparisons on construction to see how much
69 facilities cost. He said he will also try to wrap in some of the other costs like design fees and
70 project management fees by an architect to show the full cost.

71

72 The Board said homeowners would like a building, office, swimming pool, and something that is
73 kid-friendly like a tot lot.

74

75 Mr. Howell said that the Board will want to get a decent framework for now, and the details will
76 come later when they have a designer. The Board can hold a workshop for residents to provide
77 input at that point.

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

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81

82 **4. SUPERVISOR REQUESTS**

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84 There were no supervisor requests.

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87 **5. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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89 There were no audience questions or comments.

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93 **6. ADJOURNMENT**
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MOTION TO:	Adjourn.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O'Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

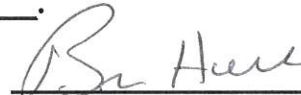
101
102 **Please note the entire meeting is available on disc*


103 **These minutes were done in summary format.*


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

108
109 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
110 **noticed meeting held on MAY 23, 2018.**

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112 _____
113 **Signature**

111 
112 _____
113 **Signature**

114 
115 _____
116 **Printed Name**


114 
115 _____
116 **Printed Name**

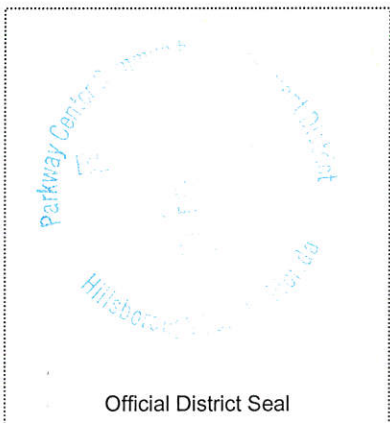
117
118 **Title:**
119 **Chairman**
120 **Vice Chairman**

117
118 **Title:**
119 **Secretary**
120 **Assistant Secretary**

121
122 *Recorded by Records Administrator*

123 
124 _____
125 **Signature**

126
127
128 
129 _____
130 **Date**



131
132 **Official District Seal**