

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

April 25, 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, April 25, 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 Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, April 25, 2018 at 6:32 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chair	
Earl Kunke	Vice Chair	<i>arrived at approximately 7:15 p.m.</i>
Daniel Fleary, Jr.	Supervisor	
Suzanne DeCopain	Supervisor	
Tanya O'Connor	Supervisor	

Staff Members Present:

Brian Howell	Meritus
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There was one audience member present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There was a comment from the audience about trash from the builders.

3. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Howell went over District Counsel's report. He explained the resolution that the County wanted to do for the amendment to the Interlocal Agreement. Supervisor O'Connor asked if the amenity parcel would be subject to taxes, and Mr. Howell said he would check.

4. BUSINESS ITEMS

A. Consideration of Resolution 2018-01; Amendment to Interlocal Agreement with Hillsborough County

The Board reviewed the resolution.

MOTION TO: Approve Resolution 2018-01.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor Fleary
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

3. VENDOR/STAFF REPORTS

A. District Counsel (cont.)

Mr. Howell went over the purchase agreement. He stated that he felt it was time to enter into a purchase agreement because this particular parcel looked to be a good fit, plus there has been a large amount of due diligence that has been completed for it to date. The agreement would be contingent on the District getting financing, and the \$25,000 deposit would be refundable if the deal fell through. Counsel will send a draft of the agreement to the Board before the Chair executes it, and it should be completed by the next meeting.

MOTION TO: Approve staff to enter into a purchase agreement with the discussed caveats.
MADE BY: Supervisor Fleary
SECONDED BY: Supervisor DeCopain
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

Mr. Howell stated that there was an old agreement where the CDD deeded the land under the utility lines to the County, and the County and Taylor Morison could not find one on file. Counsel has a copy, but if an original is needed, then a new one would need to be executed. Counsel would just have Supervisor Ward sign again as the Chair. The Board agreed that it was not an issue.

B. District Engineer

Mr. Howell stated that there was nothing to report from the Engineer at this time.

4. BUSINESS ITEMS (cont.)

B. Capital Improvement Plan Update

C. General Matters of the District

Mr. Howell went over the sample Engineer's Report, photos of a current amenity center in the area being constructed, and different assessment levels depending on how much the CDD wants to finance for their new amenity.

The Board reviewed the next steps, and Mr. Howell stated that he thought they would need between \$3-4 million, based on preliminary research. He recommended a 25-year bond so they could spread out the cost and lessen the impact to owner assessments. The Board agreed that the 25-year bond made sense. Mr. Howell noted that at the meeting next month, a design build company called Windward would be present to help them come up with a construction number for this project so that the District can get the bonds moving.

Mr. Howell and the Board discussed the public hearing. All owners will be notified, and a thorough presentation of the project will be made at the hearing. Mr. Howell also noted that Windward could look at the parcel and double check that the parcel is large enough to build what the community wants before the purchase agreement is finalized.

The Board thanked Mr. Howell for all of the information and commented that it was very helpful.

5. CONSENT AGENDA

A. Consideration of Minutes of Board of Supervisors Meeting March 28, 2018

The Board reviewed the minutes and noted a revision to line 88, which should state "the marquees were approved as long as they were consistent with other CDD signage."

MOTION TO:	Approve the March 28, 2018 minutes.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures February 2018

The Board reviewed the O&Ms. Supervisor O'Connor had a question about the tax and audit bills. Mr. Howell will send a list to the Board of existing parcels being taxed by the County at this time.

MOTION TO: Approve the March 2018 O&Ms.
MADE BY: Supervisor Ward
SECONDED BY: Supervisor O'Connor
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

C. Review of Financial Statements through March 31, 2018

The Board reviewed and accepted the financials. Mr. Howell noted that next month would be budget month.

6. MANAGEMENT REPORTS

A. District Manager's Report

B. Field Manager

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

Mr. Howell went over the landscape enhancement and noted that it is 99.9% done and would be finalized soon. Mr. Howell also stated that he is waiting on a response from the property manager for the townhomes on their owners cutting through the conservation area and walking dogs around the ponds.

7. SUPERVISOR REQUESTS

Supervisor Fleary asked the resident who was attending the meeting for on update on the marquee signs. The resident stated they were working on getting them.

Supervisor Ward asked to double check with Mr. Roberts about the fence repairs on the fence that needs the replacement gate and some fencing replaced. She also requested for staff to contact Taylor Morrison about the barbed wire fence and find out what they plan on doing with it. Supervisor Ward noted that Mr. Roberts was reviewing the aquatics proposal in the field, and the Board will review it next month. She also noted that there are dead palms and trees by Pine Ridge, and LMP needs to pick them up. Supervisor Ward mentioned concerns about Taylor Morrison and the lack of vegetation in areas they want to turn over to the CDD. She also wanted to make sure that staff reminds LMP that that the area where Taylor Morrison is building by the school is not a CDD area.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were audience comments about the trash from builders and the smashed street sign at Still Creek and Riverview Drive. There was also a request for Taylor Morrison to do something about the project over by the school in regards to enclosing the pond. The pond is deep, and the resident was concerned that kids could drown.

9. ADJOURNMENT

MOTION TO:	Adjourn at 7:47 p.m.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor Ward
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 MAY 23, 2018.

[Signature]
Signature

To Ann WARD
Printed Name

Title:

- ☒ Chairman
☐ Vice Chairman

[Signature]
Signature

[Signature]
Printed Name

Title:

- ☐ Secretary
☒ Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature

MAY 23, 2018
Date

