

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

July 10, 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 **Wednesday, July 10, 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 **Wednesday, July 10, 2018 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Howell	Meritus	
Scott Steady	District Counsel	
Tanya Stewart	District Engineer	<i>via conference call</i>

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. Consideration of Purchase and Sale Agreement with South Tampa, LLC

Ms. Stewart went over the easement and wall. Some research still needs to be completed on the utility easement. Mr. Steady then went over the language in the agreement regarding the easement. Ms. Stewart also answered some questions about the right-of-way. Mr. Steady said the property on the north side is the focus since that is where the amenity center will be built. Ms. Stewart described the parcel, drainage, wall, and road and how they work together in more detail. The sidewalk is in the County's right-of-way. The easement accommodates the wall and transition area. It's 10 ft. wide along the entire south side of Falkenberg. The retaining wall may be moved or removed because they will be doing their own grading for the project.

The full discussion is available on audio recording.

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Ms. Stewart dropped off the conference call.

Mr. Steady went over the Purchase and Sale Agreement with the Board. The Board asked some questions about the tax roll and assessments.

MOTION TO:	Approve the Purchase and Sale Agreement as presented.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Appointment of Bond Counsel – Greenberg Traurig, PA

Mr. Howell and Mr. Steady went over the Appointment of Bond Counsel.

MOTION TO:	Approve the Appointment of Greenberg Traurig as Bond Counsel.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor O’Connor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

C. Consideration of Appointment of Investment Banker – FMS Bonds

Mr. Steady stated that the Board already appointed FMS Bonds as the Investment Banker.

- D. Consideration of Engineer’s Report**
- E. Consideration of Assessment Methodology for Recreational Facility**
- F. Consideration of Assessment Methodology for Refinancing Series 2004A Bonds**
- G. Consideration of Resolution 2018-04; Authorizing the Issuance of Bonds to Refinance Series 2004A Bonds and Issuance of New Bonds for Recreational Facility**

Mr. Steady went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2018-04.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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H. Consideration of Resolution 2018-05; Declaring Special Assessments

Mr. Steady and Mr. Howell went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2018-05.
MADE BY:	Supervisor Kunke
SECONDED BY:	Supervisor Ward
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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Mr. Steady noted that an adjustment needed to be made in the resolution to the numbers in Exhibit B. Mr. Howell said it had already been corrected. The final resolution will have the correct numbers.

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I. Consideration of Resolution 2018-06; Setting Public Hearing to Consider Levying Special Assessments

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Mr. Howell stated that the public hearing will be on Wednesday, September 5, 2018 at 6:30 p.m. at the same location. A pre-mailing in addition to the required mailing will be sent out in early August.

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MOTION TO:	Approve Resolution 2018-06.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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126 **K. Windward Engagement Letter**

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128 Mr. Howell went over that Windward will be doing the construction. They will also do the
129 design, concepts, and construction drawings for the amenity center and pool. Stantec is going to
130 do the roads, utilities, and parking spaces. Nichols Landscape will do the landscaping. The Board
131 asked some questions about the size of the amenity features.

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133 *The full discussion is available on audio recording.*
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135	MOTION TO:	Approve the Windward Engagement Letter in
136		substantial form, pending District Counsel's review
137		and putting the Letter into Contract form, and
138		allowing the Chair to execute it after Counsel has
139		finished the Contract.
140	MADE BY:	Supervisor Fleary
141	SECONDED BY:	Supervisor DeCopain
142	DISCUSSION:	None further
143	RESULT:	Called to Vote: Motion PASSED
144		5/0 - Motion passed unanimously

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146 **L. General Matters of the District**

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148 Mr. Howell went over the issue with Taylor Morrison going through the conversation area. It
149 was a RIPA contractor who cut through the conversation area. Jeff with Taylor Morrison said
150 they will 100% restore it. They have also already notified SWFWMD. Jeff will attend the August
151 meeting to discuss it with the Board.

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153 **J. Discussion on Vegetation Proposal – Aquatic Systems**

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155 *Ms. Stewart returned to the meeting via conference call.*
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157 Ms. Stewart went over Aquatic Systems' vegetation proposal. It was based on Ms. Stewart's
158 inspection. Ms. Stewart said it could wait until the rainy season is over and the FY 2019
159 operating budget begins in October. Ms. Stewart said she could send out an email with a report
160 about Areas A and B to the Board tomorrow to help further clarify the details of the proposal and
161 how it ties into her inspection.
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MOTION TO:	Approve the Aquatic Systems proposal contingent on Ms. Stewart sending out the email to the Board to verify Areas A and B, with a cap not to exceed \$14,422, and contingent on the work not starting until after October 1, 2018.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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4. SUPERVISOR REQUESTS

There were no supervisor requests at this time.

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5. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

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6. ADJOURNMENT

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MOTION TO:	Adjourn at 7:14 p.m.
MADE BY:	Supervisor DeCopain
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

196 **Please note the entire meeting is available on disc*


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

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

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203 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
204 noticed meeting held on 08-22-18.

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207 Signature

208 Jo Ann Ward
209 Printed Name

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212 Title:
213 Chairman
214 Vice Chairman

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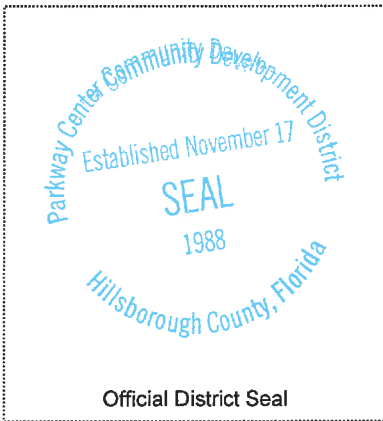
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Signature

Brian Henry
Printed Name

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212 Title:
213 Secretary
214 Assistant Secretary

Recorded by Records Administrator


Signature

09-04-18
Date