

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

July 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, July 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

Nicole Chamberlain called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, July 25, 2018 at 6:36 p.m.**

Board Members Present and Constituting a Quorum:

JoAnn Ward	Chair	
Earl Kunke	Vice Chair	<i>arrived at approximately 6:45 p.m.</i>
Daniel Fleary, Jr.	Supervisor	
Tanya O'Connor	Supervisor	
Suzanne DeCopain	Supervisor	

Staff Members Present:

Nicole Chamberlain Meritus

There were two audience members present.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items at this time.

3. VENDOR/STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Capital Improvement Update

Ms. Chamberlain updated the Board on Capital Improvements. She stated that Ms. Stewart said Areas A & B will be included in the cleanup for the ponds.

4. BUSINESS ITEMS

A. Acceptance of Financial Report for FY Ending September 30, 2017

The Board reviewed the Audit and asked about the part in the report that says the District exceeded its assets on page 3 under the financial highlights. Ms. Chamberlain will find out more

48 information about this item and get back to the Board. The Board stated that they would like to
49 defer approval on the report until they receive more clarification.
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51	MOTION TO:	Defer approval of the report until clarification is
52		received.
53	MADE BY:	Supervisor O'Connor
54	SECONDED BY:	Supervisor Fleary
55	DISCUSSION:	None further
56	RESULT:	Called to Vote: Motion PASSED
57		4/0 - Motion passed unanimously

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59 The Board continued to review the report; they briefly discussed the depreciation and assets.
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61 **B. General Matters of the District**

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63 Ms. Chamberlain stated that for the Christmas lighting, the District would have the same \$10,000
64 budget as the previous year, so the lighting vendor will be doing the same lighting as last year.
65 The Board thought they might have an extra sign in Pinehurst at Town Lake and Still River that
66 needs to be added for lights. Ms. Chamberlain will check on it. Supervisor Ward stated that a lot
67 of the lighting was behind the signage on Oak Creek. She wanted to make sure that the lights
68 would be put in front of the monuments but still remain in the budget. Supervisor O'Connor
69 would like to see a proposal of what the lighting vendor plans to do.
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71 72 **5. CONSENT AGENDA**

73 **A. Consideration of Minutes of Board of Supervisors Meeting June 27, 2018**

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75 The Board reviewed the minutes.
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77	MOTION TO:	Approve the June 27, 2018 minutes.
78	MADE BY:	Supervisor O'Connor
79	SECONDED BY:	Supervisor Ward
80	DISCUSSION:	None further
81	RESULT:	Called to Vote: Motion PASSED
82		5/0 - Motion passed unanimously

83 84 **B. Consideration of Operations and Maintenance Expenditures June 2018**

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86 The Board reviewed the O&Ms. Supervisor DeCopain asked about an invoice for the Oaks at
87 Shady Creek CDD on page 11. It is also on the bank statement on page 91. Ms. Chamberlain will
88 check on this item and get back to the Board. The Board also asked about the Sunrise invoices.
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MOTION TO:	Approve the June 2018 O&Ms with the condition that management will look into the \$240 reimbursement for Ryder residential services.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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C. Review of Financial Statements through June 30, 2018

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The Board reviewed and accepted the financials.

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6. MANAGEMENT REPORTS

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A. District Manager's Report

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B. Field Manager

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i. District Inspection Report

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ii. Staff Action List

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iii. Aquatic Systems Reports

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Ms. Chamberlain went over the staff action list and inspection reports. The Board asked about the lighting project and if they ended up not doing the two islands on Riverview Drive. There is no lighting in those islands. They wanted to check with Celia Nichols to see if lighting is supposed to go in at those locations.

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7. SUPERVISOR REQUESTS

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Supervisor O'Connor stated that the holly and ligustrum on Falkenberg is overgrown and needs to be trimmed.

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Supervisor O'Connor also brought up the security patrol and asked if anyone had seen them patrolling. The Board discussed security and said they had not seen them patrolling lately. An audience member said he has seen the security vehicle parked on the weekend. The Board wanted to make sure that the security is patrolling more and parking less. The Board wanted to get a report from security every month that states when they patrol the different parts of the District. They also asked for a patrol schedule and to make sure that security knows they need to patrol every community in the District during each shift.

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Supervisor Fleary asked if Taylor Morrison is taking care of the mowing where Falkenberg has been extended in Belmont towards 78th and how long they will continue cutting it. Supervisor Ward clarified that it is private property, but Taylor Morrison may be taking care of it to make sure it looks nice for home sales.

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8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

A resident asked about a common area that Taylor Morrison recently turned over to the District and re-requested a cover for the mailboxes and a sign now that the space has been turned over to the CDD. The Board felt that there is not much room for a monument or sign there but asked for the resident to come back with a visual and a possible location for the sign.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor DeCopain
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

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

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

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

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166 Signature

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168 Jo Ann Ward
169 Printed Name

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171 Title:
172 Chairman
173 Vice Chairman

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165 
166 Signature

167
168 Ben Hines
169 Printed Name

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171 Title:
172 Secretary
173 Assistant Secretary

174 Recorded by Records Administrator

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178 Signature

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180 09-04-18
181 Date

