

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

October 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, October 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

Brian Howell called the Regular Meeting of the Board of Supervisors of the Parkway Center Community Development District to order on **Wednesday, October 24, 2018 at 6:33 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
Steve Sanford	Bond Counsel
Jon Kessler	FMS Bonds

There were three audience members 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

Mr. Steady went over the current status of the amenity project and pending bond issuance. The bond validation hearing is set for Monday, November 5, 2018, and the bonds likely will be issued in early December. Jon Kessler with FMS Bonds went over the refinancing of the 2004 bonds along with the issuance of the new bonds. He stated that the refinance would be for a max of \$5 million, and the new bonds would be \$4.740 million. Mr. Kessler anticipated that the interest rate would be 4.5 % but would not exceed the original percentage forecasted in the assessment methodology report of 5.05%. If this holds true, then the assessment increase will be less to the residents than originally predicted. The B bonds will be paid off by next month, and the assessment increase will not hit residents until the 2019 tax bill next fall.

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- B. District Engineer**
- C. District Manager**

4. BUSINESS ITEMS

- A. Consideration of Resolution 2019-01; Delegation Resolution**
 - i. Bond Purchase Contract
 - ii. Preliminary Official Statement
 - iii. Continuing Disclosure Agreement
 - iv. First & Second Supplemental Trust Indenture
 - v. Escrow Deposit Agreement

Bond Counsel Steve Sanford then went over resolution 2019-01, which is the delegation resolution. He went through all the pieces of that resolution and stated that this resolution allows the Chair to sign bond documents as long as the parameters of the deal are met.

The entire presentation is available on audio recording.

MOTION TO:	Approve the Resolution 2019-01.
MADE BY:	Supervisor Fleary
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Resolution 2019-02; Authorizing Chair to Execute Conveyance Documents – Faulkenburg Rd. Right of Way

Mr. Steady then briefly went over resolution 2019-02, which authorizes the Chair to execute conveyance documents regarding the Faulkenburg Road right of way.

MOTION TO:	Approve Resolution 20190-02.
MADE BY:	Supervisor O'Connor
SECONDED BY:	Supervisor Kunke
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

C. Capital Improvement Update

Mr. Howell noted that the Engineer is working on the parcel with the Windward team and doing final due diligence on the bank on Willow Beach Dr.

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93 The Board then reviewed elevation plans and agreed they liked the Key West elevation but
94 wanted for some arches to be added. Windward will revise the plan and attend the November
95 meeting by phone.

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97 Mr. Howell noted that the landscape bids for the enhancement project will be in by the
98 November meeting.

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100 D. General Matters of the District

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103 **5. CONSENT AGENDA**

104 **A. Consideration of Minutes of Board of Supervisors Meeting September 26, 2018**

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106 The Board reviewed the minutes.
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MOTION TO:	Approve the September 26, 2018 meeting minutes.
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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116 **B. Consideration of Operations and Maintenance Expenditures September 2018**

117 The Board reviewed the O&Ms. Mr. Howell will check on the LMP invoices for planting the
118 jasmine.
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MOTION TO:	Approve the September 2018 O&Ms.
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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128 **C. Review of Financial Statements through September 30, 2018**

129 The Board reviewed and accepted the financials.
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133 **6. MANAGEMENT REPORTS**

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

135 **B. Field Manager**

136 **i. District Inspection Report**

137 **ii. Staff Action List**

138 **iii. Aquatic Systems Reports**

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140 Mr. Howell went over FHP and stated that they are willing to fill out a report on each shift. Mr.
141 Howell will send the Board a sample report form for comments.

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144 **7. SUPERVISOR REQUESTS**

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146 Supervisor O'Connor asked to look into the tree in decline in the roundabout. She also noted that
147 the school lights on Castle Creek were out from Eagle Palm to Faulkenburg.

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149 Supervisor Ward commented about the water lettuce in the ponds. The Board directed Mr.
150 Howell to send Aquatic Systems a 30-day to cure notice.

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

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155 Residents commented about the streetlights, speeding on Eagle Palm, and speed signs.

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157 Supervisor Ward then announced that this would be the last meeting for Supervisor O'Connor
158 and Supervisor Kunke. Supervisor Ward thanked Supervisor O'Connor and Supervisor Kunke
159 for their service to the CDD Board. The District presented Supervisor O'Connor and Supervisor
160 Kunke with plaques thanking them for their service.

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163 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 7:28 p.m.
MADE BY:	Supervisor Ward
SECONDED BY:	Supervisor Fleary
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

173 *Please note the entire meeting is available on disc


174 *These minutes were done in summary format.

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

179

180 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
181 noticed meeting held on 11-28-18.

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183 _____
184 **Signature**



Signature

185
186 Daniel Healy
187 **Printed Name**

Bob Ay

Printed Name

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189 **Title:**
190 **Chairman**
191 **Vice Chairman**

Title:
 Secretary
 Assistant Secretary

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Recorded by Records Administrator

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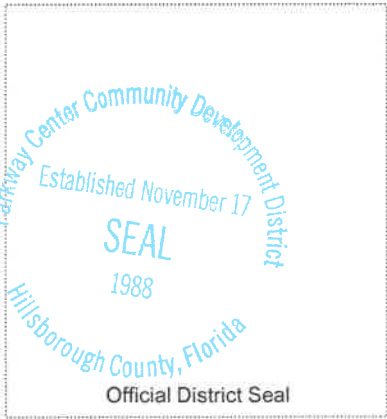
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Signature

12-7-18

Date



*Josh
Aggravate System*