

# Parker Road Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, 407-723-5900, FAX 407-723-5901  
[www.parkerroadcdd.com](http://www.parkerroadcdd.com)

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The special meeting of the Board of Supervisors of the **Parker Road Community Development District** will be held **Friday, March 27, 2026, at 12:00 p.m. at 11701 SW 30th Ave, Gainesville, FL 32608**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 2536 634 0209

<https://pfmccd.webex.com/join/carvalhov>

## **BOARD OF SUPERVISORS' MEETING AGENDA**

### **Organizational Matters**

- Call to Order
- Roll Call
- Public Comment Period [for any members of the public desiring to speak on any proposition before the Board]

### **General Business Matters**

1. Review and Consideration of Pickleball Court Project Matters
  - a. Memorandum - Architectural Review Board Application and Subsequent Direction
  - b. Project Background – Kevin McGee
  - c. Expense Report
  - d. ARB Applications & Landscape Design
2. Review and Discussion of Dog Park Project Matters
  - a. Resident Survey Result
  - b. Resident Correspondence
3. Ratification of Southern Escapes Pool Emergency Repair

### **Other Business**

- Staff Reports
  - District Counsel
  - District Engineer
  - District Manager
    - Next Meeting: April 17, 2026
    - Discuss Additional Board Meeting in May 2026
  - Field Manager's Report
  - Lifestyle Coordinator's Report
- Supervisors Requests & Comments

### **Adjournment**



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## **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

### Consideration of Pickleball Court Project Matters

- a. Memorandum - Architectural Review Board  
Application and Subsequent Direction
- b. Project Background – Kevin McGee
- c. Expense Report
- d. ARB Applications & Landscape Design

## MEMORANDUM TO FILE

Project: Parker Road Community Development – Pickleball Project

Subject: Architectural Review Board Application and Subsequent Direction

Date: March 19, 2026

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### Background and Filing History

On April 23, 2025, Kevin McGee, Chair of the Parker Road Community Development District (District), submitted an Architectural Review Board (ARB) application on behalf of the District to the Oakmont at Gainesville Property Owners Association (POA).

The application included:

- The proposed conceptual design for the pickleball courts
  - The location of the improvements
  - All required documentation pertaining to the proposed courts to be constructed on District-owned property
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### ARB Review and Approval

The Oakmont at Gainesville POA Architectural Review Board convened to review the submitted application and, on April 25, 2025, granted approval.

This approval was issued by the Board of Directors, signed and confirmed by Steve Bovio, POA Board of Director.

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### Subsequent Board Review and Cost Deliberations

Following ARB approval, the Parker Road Board of Supervisors continued to evaluate all costs associated with the pickleball project.

At the Board of Supervisors meeting held on February 20, 2026, the Board:

- Reviewed expenditures incurred to date
- Evaluated remaining proposals required to complete the project

During this meeting, Alisa presented the remaining completion proposals, including a revised landscape design proposal.

After deliberation, the Board:

- Determined that a scaled-back landscape plan would be acceptable
  - Approved proceeding with a revised landscape plan utilizing predominantly mulch and reduced landscaping materials.
  - Directed staff to pursue with confirming with Alachua County Building Department for the County to issue Certificate of Completion of the pickleball project.
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#### Post-Meeting Verification and Communications

Following the February 20, 2026, meeting:

1. District staff contacted the District Engineer to confirm whether the revised, reduced landscape plan would be acceptable for County approval.
    - The District Engineer confirmed that the revised landscape proposal would suffice for Alachua County sign-off and issue a Certificate of Completion.
  2. District staff contacted Oakmont at Gainesville POA to confirm whether the revised landscape plan would remain acceptable, given that the original ARB approval was based on a different landscape design.
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#### POA and ARB Guidance on Revised Landscape Plan

The Oakmont at Gainesville POA Board of Directors advised District staff that:

- Any deviation from the originally approved plans must be submitted to the Architectural Review Board for review and consideration.

Additionally, Steve Bovio confirmed to Alisa that:

- The original landscape design was intended to mirror the look and aesthetic of the tennis courts within the community
- Any deviation from that aesthetic would not receive ARB approval

However, Mr. Bovio further advised that:

- If a revised landscape plan maintains the same general aesthetic elements consistent with the tennis courts,
- The Architectural Review Board will waive the application fee for resubmission of a new ARB application for the landscape design plan.

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## Summary

This memorandum documents:

- The original ARB application and approval timeline
- Subsequent Board deliberations and direction regarding project cost management
- Confirmation from the District Engineer regarding Alachua County acceptability
- Guidance from the Oakmont at Gainesville POA and ARB regarding revised landscaping and resubmittal requirements

This memo is intended to serve as a formal record of actions and determinations related to the Parker Road CDD Pickleball Project.

**From:** Vivian Carvalho  
**Sent:** Monday, March 23, 2026 12:03 PM  
**To:** 'Kevin McGee' <[kmac91859@gmail.com](mailto:kmac91859@gmail.com)>  
**Cc:** Kwame Jackson <[jacksonk@pfm.com](mailto:jacksonk@pfm.com)>  
**Subject:** RE: Pickle-ball Courts

Hello Kevin,

It is great to hear from you. Thank you for your email; we will provide the information to the Board for their review accordingly.

Please note that at this meeting, the Board will review the project timeline, all costs incurred to date, and the remaining costs required to complete the project. If you are able to join the meeting—either in person or by phone—it would be greatly appreciated, as your background knowledge from the beginning of the project would be valuable to the discussion.

Take care,

Vivian Carvalho

Senior District Manager

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PFM Group Consulting LLC

[Carvalhov@pfm.com](mailto:Carvalhov@pfm.com) | **Phone** 407-723-5900 | **Fax** 407-723-5901 | **Web** pfm.com

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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**From:** Kevin McGee <[kmac91859@gmail.com](mailto:kmac91859@gmail.com)>  
**Sent:** Friday, March 20, 2026 4:09 PM  
**To:** Vivian Carvalho <[Carvalhov@pfm.com](mailto:Carvalhov@pfm.com)>; Kwame Jackson <[jacksonk@pfm.com](mailto:jacksonk@pfm.com)>  
**Subject:** Pickle-ball Courts  
**Importance:** High

**ALERT:** This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Hi Vivian,

I hope all is well with you and I am sure you are surprised to hear from me. I copied Kwame as I am certain he missed me as well.....lol

For what it is worth I will share my opinion on the Districts inability to finalize and open the Pickle-ball courts.

My understanding on the delay in opening the courts is largely due to a lack of consensus among the board on the Landscaping portion of the project dealing with either or both cost and design.

### **Cost**

If I recall correctly the initial budget for Landscaping was approximately 24K ( **Note** - this did not include the two concrete pads for the new courts. ) I understand that the revised estimate is approximately 32K which includes \$1,500 for concrete pads and funding for additional trees & plants to complement the existing Tennis and Basketball courts. ( **Note** - *you should confirm that the tree requirement from the County's perspective is being met as I don't know if the county requires specific types of trees or just a specific number of trees to be replaced ? Steve Bovio most likely can provide guidance on this*

From a funding perspective the board needs to consider approving an additional ( 8K ) to fund the revised Landscaping plan and concrete work. This is to funded from carry forward funds ( For me this is an obvious approval given the board has approved and spent over 100K to this point and the courts cannot be opened until the requirements from the ARB and County are met.

### **Design**

In my view the board should not dictate or engage in design as this responsibility resides with the ARB and there requirement was that the landscaping be similar to the landscaping around the pickleball and basketball courts. The boards responsibility is to submit a plan to the ARB for approval, really nothing more.

Vivian, If you agree with my position can you request Tara to send the revised Landscaping plan to the ARB specifically to Jame Stowers ( [jstowers@icihomes.com](mailto:jstowers@icihomes.com) ) Steve Bovio ( [SBovio@icihomes.com](mailto:SBovio@icihomes.com) ) requesting ARB approval.

In the past both have provided fast turnaround and you may have ARB's approval for your upcoming special meeting thus helping to expedite the landscaping work and final sign-off from the county.

Lastly, understand there are some other Landscaping concerns / issues / challenges that the board has been discussing. Whatever these issues are in this project I would treat them as separate and not let them interfere with getting the courts open. The only other Option would be to source another vendor which will add additional time and at this point residents are already not happy that the courts are not open.

I hope you don't mind my commentary on the situation.

As always thanks, Kevin

<b>Amount Allocated</b>				<b>Pickleball Court</b>	<b>Subtotal by Vendor</b>
				<b>\$</b>	<b>186,940.00</b>
<b>Invoices</b>	<b>Budget Line Item</b>	<b>Invoice Number</b>			
Alachua County	Contingency	Permit-093025	PA 320	\$	300.00
<b>Alachua County</b>					<b>\$ 300.00</b>
Amazon	Contingency (R)	Debit Card Purchase		\$	178.56
Amazon	Tennis/Basketb	Debit Card Purchase		\$	81.43
<b>Amazon</b>					<b>\$ 259.99</b>
County Review Fee - Project permits	Contingency	Check # 3 Ameris Checking		\$	2,400.00
<b>County Review Fee - Project permits</b>					<b>\$ 2,400.00</b>
Envera	Contingency	IN00005155	PA 342	\$	4,838.29
Envera	Contingency	Remaining 50%		\$	4,838.29
<b>Envera</b>					<b>\$ 9,676.57</b>
EverOn	Contingency	160181399	PA 332	\$	2,398.50
EverOn	Contingency	160547170	PA 341	\$	5,596.50
<b>EverOn</b>					<b>\$ 7,995.00</b>
Global Industrial	Contingency	Quote 8083447 paid with DC		\$	1,165.80
<b>Global Industrial</b>					<b>\$ 1,165.80</b>
Lawn Enforcement	Contingency	Proposal 7796		\$	31,768.00
<b>Lawn Enforcement</b>					<b>\$ 31,768.00</b>
NV5	Contingency	471248	PA 318	\$	8,250.00
NV5	Contingency	476455	PA 324	\$	4,000.00
NV5	Contingency	465944	PA 329	\$	3,750.00
NV5	Contingency	500111	PA 339	\$	772.50
NV5	Contingency	CA Services		\$	7,500.00
<b>NV5</b>					<b>\$ 24,272.50</b>
Onsight Industries	Contingency	448113	PA 342	\$	1,628.45
<b>Onsight Industries</b>					<b>\$ 1,628.45</b>
Redline Electric	Contingency	6336	PA 336	\$	4,850.00
<b>Redline Electric</b>					<b>\$ 4,850.00</b>

Suwanne River Water Management District	Contingency	<b>Debit Card Purchase</b>		<b>\$</b>	<b>122.50</b>	
<b>Suwanne River Water Management District</b>					<b>\$</b>	<b>122.50</b>
Tennis Unlimited	Contingency	101-ASPHALT	PA 321	\$	55,000.00	
Tennis Unlimited	Contingency	110	PA 325	\$	5,250.00	
Tennis Unlimited	Contingency	101	PA 321	\$	11,000.00	
Tennis Unlimited	Contingency	111	PA 327	\$	3,600.00	
Tennis Unlimited	Contingency	113	PA 333	\$	20,000.00	
Tennis Unlimited	Contingency	115	PA 334	\$	21,500.00	
Tennis Unlimited	Contingency	Pickleball Windscreen		\$	1,600.00	
<b>Tennis Unlimited</b>	<b>Contingency</b>	<b>2- Pavilion &amp; Bench</b>		<b>\$</b>	<b>6,000.00</b>	
<b>Tennis Unlimited</b>					<b>\$</b>	<b>123,950.00</b>

<b>Total Expenses</b>	<b>\$</b>	<b>208,388.81</b>	<b>\$</b>	<b>208,388.81</b>
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<b>Total Difference (Over Budget)</b>	<b>\$</b>	<b>(21,448.81)</b>
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Tennis Unlimited	Remove trees at no adiitonal cost to the district	\$	561.00
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**OAKMONT AT GAINESVILLE PROPERTY OWNERS ASSOCIATION, INC.  
Architectural Review Board Application**

TO: OAKMONT at GAINESVILLE POA, 11701 SW 30<sup>th</sup> Avenue, Gainesville, FL 32608 [abickford@lelandmanagement.com](mailto:abickford@lelandmanagement.com) (352) 218-3828

FROM: Property Owner: PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT Lot Phase Date: 04/23/2025  
 Property Address: 11701 SW 30TH AVENUE  
 Phone Number: (813) 394-5264 Email address: KAC91859@GMAIL.COM  
 Mailing address (if different than property address):

**Two (2) copies of plans and survey are required to be submitted with each application in order to be reviewed.**

- |  |  |
|--|--|
| <p><input type="checkbox"/> <b>Fence Plan and Detail</b><br/>Submit 1 copy of survey with fence locations sketched onto it; 54" (Max) aluminum or wrought iron double top rail, single bottom rail, no finials."</p> <p><input type="checkbox"/> <b>Satellites</b><br/>Submit 1 copy of survey. Must be shielded from view. No more than (2) satellite dishes per Lot. Owner must submit ARB application depicting proposed installation location. (Owner may submit photo of dish.) A site plan needs to be submitted with the application showing where the dish will be located and how it will be landscaped to buffer it from neighbors and the street. Show type/species of landscape.</p> <p><input type="checkbox"/> <b>Pool Plan and Detail</b><br/>Submit 1 copy of survey with pool location sketched onto it. *Note: All pools must be screened or fence, landscaped and all plans must be submitted with pool. Only one fee is paid, whichever is higher. Show location and type/species of landscape.</p> <p><input checked="" type="checkbox"/> <b>Other</b> PICKLEBALL COURTS - THIS WOULD AMEND ARB PREVIOUSLY APPROVED<br/>         REQUEST TO CHANGE COURT DIMENSIONS FROM 127 X 60 TO 122 X 66 - CHAGE ALSO INCLUDES ADJUSTMENT ON HOW COURTS ARE LAYED OUT FROM STRAIGHT LINE COURTS 1 TO 4, TO BEING STACKED 2 BY 2 - SEE COURT DRAWINGS</p> | <p><input type="checkbox"/> <b>Additions</b><br/>Submit 1 copy of survey and elevations required. All exterior finishes need to match existing house.</p> <p><input type="checkbox"/> <b>Screen Enclosure</b><br/>Submit 1 copy of survey showing location. Charcoal screen, black frames, no pan roofs and must be full screen roof no more than 18" kick plate. Landscape required.</p> <p><input type="checkbox"/> <b>Play Structure</b><br/>Submit 1 copy of survey marking location. Must be dark green, tan or brown accessories screened from view of adjacent lots and roadways.</p> <p><input type="checkbox"/> <b>Exterior Paint Approval – Change Exterior Color</b><br/>Color swatch from paint manufacturer required. Pictures of house exterior on each side and across the street required.</p> <p><input type="checkbox"/> <b>Major Landscape Changes</b><br/>Submit 2 copies of survey with landscape plan.</p> |
|--|--|

**\*\* Note: Applications will not be submitted to the ARB for consideration until all required items are received. \*\***

**REVIEW & DEPOSIT FEES: Please make checks payable to Oakmont POA, Inc.**

Satellite Dish	\$25	Play Structure	\$25	Additions	\$25 plus \$1500 Deposit
Exterior Paint	\$25	Major Landscaping	\$25	Pool Plan	\$25 plus \$1500 Deposit
Other	\$25	Fence Plan	\$25	Screen Enclosure	\$25 plus \$1500 Deposit

*(Deposits are held to ensure approved completion with no damage to association property. In cases where damage occurs, the association will deposit and deduct cost from the deposit and assess owner for any additional costs not covered.)*

Signature: Kevin McGee Date: 04/23/2025

Do Not Write Below This Line

Check items received: 2 copies of survey \_\_\_\_\_ Samples \_\_\_\_\_ Drawings & Specifications \_\_\_\_\_

Your application is approved/disapproved subject to the following conditions, if any:

Signature: [Signature]  
 Date: 4-25-25  
 Printed Name: Steve Basso Title: POA

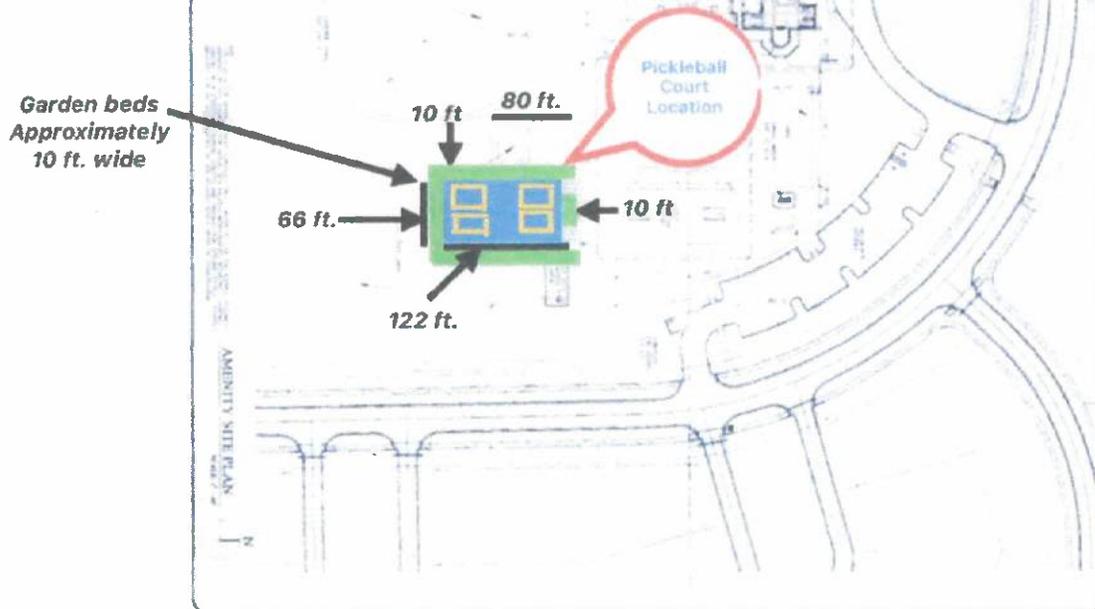
Note: These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans within the community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and any party with respect to such matters should make no reliance on this approval. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty.

This approval concerns only your architectural and/or landscape plans. You are still responsible to obtain whatever easements, permits, licenses and approvals, which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's rights to use and enjoy all possible property rights. Approval of the plans does not constitute a warranty or representation by the Architectural Review Board or any developer or landowner that the proposed improvements will be consistent with the development plans of any other landowner.

In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and the party entitled to enforce such setbacks or restrictions issues a specific letter of "variance approval". This approval does not constitute approval of any typographical, clerical or interpretative errors on the submitted plans. Compliance with all applicable building codes is the responsibility of the general contractor and the owner and not that of the Architectural Review Board or any developer. **The Owner is responsible for positive drainage during and after the construction of the lot. No water drainage is to be diverted to adjoining lots, common areas or wetlands. The Owner is responsible for informing the primary contractor.** Compliance with all approved architectural and landscaping is the responsibility of the Owner of legal record, and any change to the approved plans without prior Architectural Review Board approval subjects these changes to disapproval and enforced compliance to the approved plans may result.

## OPTION ( B )

- 1 The overall dimension of the Pickleball courts is 122 ft long running ( North / South ) and 66 ft wide running ( East / West ) There will be four individual courts 2 by 2 stacked. see illustration.
- 2 Pickleball court north side fence will be setback from existing sidewalk approximately 10 ft.
- 3 West side of court will be roughly 10 ft from where volleyball court ends to allow for garden bed, plants, irrigation.
- 4 Courts will have 10ft black vinyl fence to matched existing Tennis and Basketball fencing with two 4ft x 7ft access gates
- 5 Fencing will be lined with garden beds, plants, trees
- 6 Existing sidewalk will be extended to court access gates.
- 7 Electronic access control will be extended to both access gates
- 8 Requires removing three small tree's and capping irrigation lines.



SP.1		Oakmont Clubhouse Gainesville, Florida Developed by Parker Road CDD AMENITY SITE PLAN	REVISIONS
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# BUILDING PERMIT

www.citizenserve.com/AlachuaCounty

Application Date: 01/19/2026

Issue Date: 01/22/2026

Permit No.: **E26-000031**

Description of Work: Add electrical for pickleball court keypad

Master Permit No.:

Parcel No:	04427-112-000	Job Address:	<b>11701 SW 30TH AVE</b>
Permit Type:	Other Electrical Work	Contractor:	Custom Design Solutions, Inc. DBA Redline Electric
		Phone:	
Permit Fee:	\$265.27	License #:	EC13008087
Job Value:	2000.00	Expiration Date:	07/22/2026
Square Feet:		Owner:	PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
Inspection Area:	6		
Setbacks:	Front: Back: Left: Right:		

## NOTICE AND REQUIREMENTS

**Notice:** In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

**Litter and Solid Waste Disposal:** It shall be unlawful for any owner, agent, contractor, or other person in charge of a construction, demolition, or development site to cause or permit the accumulation of junk or litter thereon, except in enclosed receptacles, or to leave unused construction material on the site for more than seven days after the completion of the development, demolition, or construction, or the expiration of the permit therefor (Alachua County Code - s. 74.20 (c)).

**Noise Ordinance:** The Alachua County Code, Section 110.03(f) regarding construction and demolition activity states that the operation of any equipment used in construction work, building excavation, grading, pile driving, pneumatic hammering, demolition, dredging, building alteration or repair work between the hours of 9:00 p.m. of one day and 7:00 a.m. of the next day is declared a violation of the noise ordinance, except for authorized emergency work.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

All work covered by this permit is to be completed in accordance with the permitted plans and the applicable codes of Alachua County, Florida. This permit may be revoked at any time upon the violation of any of the provisions of said laws, ordinances, or rules and regulations or upon any change in the plans and specifications unauthorized by this department. Permit is void after 6 (six) months from the date of issuance if work is not started. I hereby certify that I understand and will comply with all the Alachua County Unified Land Development Code in connection with the herein proposed construction.

A handwritten signature in blue ink that reads "Dan Gargas".

Dan Gargas, Building Official

01/22/2026

Date



# REQUIRED INSPECTIONS

E26-000031

ALL INSPECTIONS MUST BE SCHEDULED ONLINE THROUGH YOUR CITIZENSERVE ACCOUNT - FOR ASSISTANCE CONTACT [BUILDING@ALACHUACOUNTY.US](mailto:BUILDING@ALACHUACOUNTY.US) OR CALL 352-374-5243

REQUIRED INSPECTIONS
9000 - Final Inspection

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

**OAKMONT AT GAINESVILLE PROPERTY OWNERS ASSOCIATION, INC.**  
**Architectural Review Board Application**

TO: OAKMONT at GAINESVILLE POA, 11701 SW 30<sup>th</sup> Avenue, Gainesville, FL 32608 [abickford@lelandmanagement.com](mailto:abickford@lelandmanagement.com) (352) 218-3828

FROM: Property Owner: \_\_\_\_\_ Lot \_\_\_\_\_ Phase \_\_\_\_\_ Date: \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ Email address: \_\_\_\_\_  
 Mailing address (if different than property address): \_\_\_\_\_

**Two (2) copies of plans and survey are required to be submitted with each application in order to be reviewed.**

- |   |   |
|---|---|
| <p>____ <b>Fence Plan and Detail</b><br/>                 Submit 1 copy of survey with fence locations sketched onto it; 54" (Max) aluminum or wrought iron double top rail, single bottom rail, no finials."</p> <p>____ <b>Satellites</b><br/>                 Submit 1 copy of survey. Must be shielded from view. No more than (2) satellite dishes per Lot. Owner must submit ARB application depicting proposed installation location. (Owner may submit photo of dish.) A site plan needs to be submitted with the application showing where the dish will be located and how it will be landscaped to buffer it from neighbors and the street. Show type/species of landscape.</p> <p>____ <b>Pool Plan and Detail</b><br/>                 Submit 1 copy of survey with pool location sketched onto it. *Note: All pools must be screened or fence, landscaped and all plans must be submitted with pool. Only one fee is paid, whichever is higher. Show location and type/species of landscape.</p> <p>____ <b>Other</b><br/>                 _____<br/>                 _____</p> | <p>____ <b>Additions</b><br/>                 Submit 1 copy of survey and elevations required. All exterior finishes need to match existing house.</p> <p>____ <b>Screen Enclosure</b><br/>                 Submit 1 copy of survey showing location. Charcoal screen, black frames, no pan roofs and must be full screen roof no more than 18" kick plate. Landscape required.</p> <p>____ <b>Play Structure</b><br/>                 Submit 1 copy of survey marking location. Must be dark green, tan or brown accessories screened from view of adjacent lots and roadways.</p> <p>____ <b>Exterior Paint Approval – Change Exterior Color</b><br/>                 Color swatch from paint manufacturer required. Pictures of house exterior on each side and across the street required.</p> <p>____ <b>Major Landscape Changes</b><br/>                 Submit 2 copies of survey with landscape plan.</p> |
|---|---|

**\*\* Note: Applications will not be submitted to the ARB for consideration until all required items are received. \*\***

**REVIEW & DEPOSIT FEES: Please make checks payable to Oakmont POA, Inc.**

Satellite Dish	\$25	Play Structure	\$25	Additions	\$25 plus \$1500 Deposit
Exterior Paint	\$25	Major Landscaping	\$25	Pool Plan	\$25 plus \$1500 Deposit
Other	\$25	Fence Plan	\$25	Screen Enclosure	\$25 plus \$1500 Deposit

*(Deposits are held to ensure approved completion with no damage to association property. In cases where damage occurs, the association will deposit and deduct cost from the deposit and assess owner for any additional costs not covered.)*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Do Not Write Below This Line

Check items received: 2 copies of survey \_\_\_\_\_ Samples \_\_\_\_\_ Drawings & Specifications \_\_\_\_\_

Your application is approved/disapproved subject to the following conditions, if any:

\_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Note: These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans within the community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and any party with respect to such matters should make no reliance on this approval. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty.

This approval concerns only your architectural and/or landscape plans. You are still responsible to obtain whatever easements, permits, licenses and approvals, which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's rights to use and enjoy all possible property rights. Approval of the plans does not constitute a warranty or representation by the Architectural Review Board or any developer or landowner that the proposed improvements will be consistent with the development plans of any other landowner.

In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and the party entitled to enforce such setbacks or restrictions issues a specific letter of "variance approval". This approval does not constitute approval of any typographical, clerical or interpretative errors on the submitted plans. Compliance with all applicable building codes is the responsibility of the general contractor and the owner and not that of the Architectural Review Board or any developer. **The Owner is responsible for positive drainage during and after the construction of the lot. No water drainage is to be diverted to adjoining lots, common areas or wetlands. The Owner is responsible for informing the primary contractor. Compliance with all approved architectural and landscaping is the responsibility of the Owner of legal record, and any change to the approved plans without prior Architectural Review Board approval subjects these changes to disapproval and enforced compliance to the approved plans may result.**





Proposal #7595

Date: 2/12/2026

**Customer:**

Parker Road CDD  
11701 SW 30th Avenue  
Gainesville, FL 32608

**Property:**

Oakmont Community  
11619 SW 24th Ave  
Gainesville, FL 32607

## Pickleball Landscape Construction

**Scope of Work:**

**Commercial / Residential Landscape Construction**

**Project Overview:**

This scope of work outlines the deliverables and services for the landscape construction project at [Project Address/Location]. The contractor is responsible for supplying and installing plant materials, hardscape elements, and a complete irrigation system, in accordance with the approved plans and specifications.

### 1. Plant Supply and Installation

- Provide all specified plant materials (trees, shrubs, groundcovers, grass, annuals, and perennials) as detailed in the project drawings and plant schedule.
- Deliver plant materials to the site in healthy condition, meeting required container sizes and standards.
- Install all plant materials in prepared soil, following landscape plans for layout, spacing, and orientation.
- Apply mulch as specified to all planting beds.
- Stake and stabilize trees where required.
- Remove any debris and excess material from the planting areas after installation.

### 2. Hardscape Supply and Installation

- Supply and install all hardscape elements, including but not limited to:
  - Pavers, walkways, patios, and plazas
  - Retaining walls, edging, curbing
  - Site furnishings (benches, trash receptacles, bike racks, etc.), if specified
- Complete all necessary site preparation, subgrade work, and base installation for hardscaping.
- Construct hardscape features per manufacturer specifications and approved landscape plans.

- Ensure proper compaction, alignment, and finish of all hardscape elements.

**3. Irrigation Installation and Services**

- Design, supply, and install a fully functional irrigation system to service all planted areas.
- Provide and install all necessary components: controllers, valves, pipes, sprinkler heads, drip lines, and accessories as shown in the irrigation plan.
- Test the system for coverage, leaks, and operational efficiency.
- Adjust watering schedules and provide training on system operation to the owner's representative.
- Provide "as-built" irrigation plans and recommended maintenance procedures.

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**General Requirements:**

- Adhere to industry standards and local codes for all materials and installations.
- Maintain a clean and safe worksite.
- Coordinate with the owner and project manager regarding site access and schedule.
- Provide warranty on plants, hardscape, and irrigation system as specified.

**Landscape**

**Plant Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
Tree staking kit	18.00	ea	
Delivery Charge	1.00	Flat Price	
Skid Steer/Day	1.00	ea	
DD Blanchard Magnolia	5.00	B&B	
Cathedral Live Oak -- Quercus virginiana 'Cathedral' - Installed	2.00	45 gal	
Cabbage Palmetto -- Sabal palmetto - Installed	16.00	B&B	
Fakahatchee - Installed	37.00	3 gal	
Bufordii Holly 7 Gallon Installed	34.00	7 gal	
Podocarpus--Podocarpus macrophyllus (commercial only) - Installed	70.00	3 gal	
Top Soil	18.00	cuyd	
			<b>Plant Install: \$20,983.00</b>

**Irrigation**

**Irrigation Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>
Irrigation parts	1.00	ea

**Irrigation Install:** \$2,560.00

**Mulch**

**Mulch Install**

Mulch delivery and installation.

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
Mulch Installed	30.00	Cu. Yd.	
			<b>Mulch Install :</b> \$2,250.00

**Sod Install**

**Sod Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
Argentine Bahia Sod	3,150.00	sq ft	
Empire Zoysia -- Zoysia Japonica 'Empire'	900.00	sq ft	
Delivery Charge	1.00	Flat Price	
			<b>Sod Install :</b> \$3,120.00

**Concrete Sidewalks**

**Concrete Sidewalk Install**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
3000psi Concrete Mix	3.00	Cu. Yd.	
			<b>Concrete Sidewalk Install :</b> \$1,355.00

**Bio Barrier**

**Bio Barrier Root Protection**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
Biobarrier 24" x 100' Root Control - Typar	0.50	per roll	
			<b>Bio Barrier Root Protection :</b> \$1,500.00

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<b>Subtotal</b>	\$31,768.00
<b>Estimated Tax</b>	\$0.00
<b>Total</b>	<b>\$31,768.00</b>





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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Discussion of Dog Park Project Matters

- a. Resident Survey Results
- b. Resident Correspondence

As of 3/19/2026 @ 3:45 PM

Owners		
Location	Count	Percentage
I am Neutral	34	14.11%
No - I am not in support of the location	80	33.20%
Yes - I am in support of the location	127	52.70%
Grand Total	241	100.00%

Dog Park	Count	Percentage
I am Neutral	33	13.58%
No - I am in opposition	74	30.45%
Yes - I am in support	136	55.97%
Grand Total	243	100.00%

Renters		
Location	Count	Percentage
I am Neutral	1	16.67%
No - I am not in support of the location	1	16.67%
Yes - I am in support of the location	4	66.67%
Grand Total	6	100.00%

Dog Park	Count	Percentage
I am Neutral	0	0.00%
No - I am in opposition	0	0.00%
Yes - I am in support	6	100.00%
Grand Total	6	100.00%

Other		
Location	Count	Percentage
I am Neutral	1	100.00%
No - I am not in support of the location	0	0.00%
Yes - I am in support of the location	0	0.00%
Grand Total	1	100.00%

Dog Park	Count	Percentage
I am Neutral	0	0.00%
No - I am in opposition	0	0.00%
Yes - I am in support	1	100.00%
Grand Total	1	100.00%

**From:** J. Balaban <[cbalaban63@gmail.com](mailto:cbalaban63@gmail.com)>  
**Sent:** Saturday, March 21, 2026 7:40 PM  
**To:** Vivian Carvalho <[carvalhov@pfm.com](mailto:carvalhov@pfm.com)>; Kwame Jackson <[jacksonk@pfm.com](mailto:jacksonk@pfm.com)>  
**Cc:** [jstowers@icihomes.com](mailto:jstowers@icihomes.com)  
**Subject:** Concerns Regarding Proposed Dog Park Near Pond #3

**ALERT:** This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Dear Vivian and Kwame,

I understand that the recent dog park survey reflects a 55% approval rate. However, the survey period was extended until March 19 without clear communication to all homeowners. Had everyone been properly informed of this extension, the outcome may have been different.

Could you please clarify who authorized both the survey and its extension?

Oakmont already provides ample space for residents to walk their dogs, and there are nearby dog parks available for those seeking a dedicated facility. Constructing a new dog park would involve significant costs. It is worth considering whether this project represents a top priority for the community.

In addition to the initial investment, there are potential liability and legal risks that could lead to increased expenses over time.

Other concerns include:

- Noise levels in the surrounding area
- Environmental and sanitation issues, such as uncollected pet waste and resulting odors
- Ongoing maintenance requirements

In addition, we have the following serious concerns/questions:

Will all dogs be permitted into the dog park?

Who will check their vaccination status?

What happens if a dog inadequately vaccinated bites another dog or a human?

Given these considerations, we respectfully request that ICI, ARB, and POA reconsider supporting the proposed dog park in the common area adjacent to Pond #3.

Thank you for your time and thoughtful consideration.

Best wishes,  
Canan and Murat Balaban

3233 SW 118th Terrace, Gainesville, FL 32608

From: EM <[eam515@gmail.com](mailto:eam515@gmail.com)>  
Sent: Friday, March 20, 2026 6:45 PM  
To: Vivian Carvalho <[carvalhov@pfm.com](mailto:carvalhov@pfm.com)>; Kwame Jackson <[jacksonk@pfm.com](mailto:jacksonk@pfm.com)>  
Cc: [jstowers@icihomes.com](mailto:jstowers@icihomes.com)  
Subject: Oakmont Dog Park Survey

**ALERT:** This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Dear Vivian and Kwame,

I am writing to raise concerns regarding the recent dog park survey.

- Deadline issue: The survey was initially announced with a deadline of March 15, but results shared include responses through March 19, and homeowners were not notified of any extension.

Under standard District governance principles, including transparency, fairness, and equal opportunity for homeowner input, this raises additional concerns:

- 1, Homeowners who rely on the original deadline may have been excluded from participation.
2. The survey was conducted without board authorization as a tool for decision making.
3. Specifically surveys property owners directly affected by the dog park, as they are most impacted and their feedback is essential for fair and meaningful decision-making.

- Unauthorized survey: The survey was designed , distributed, and analyzed by a board member who submitted the original ARB application, without formal board approval

-Conflict of interest: The involvement of a board member with a personal interest undermines credibility.

As a concerned resident, I request that the board conduct a new survey that is formally authorized, properly communicated, and provides all homeowners an equal opportunity to participate.

Thank you for ensuring transparency and adherence to proper District procedures.

Sincerely,

Esen Momol



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# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Southern Escape  
Pool Emergency Repair



## Estimate

Parker Road CDD  
3501 Quadrangle Blvd Ste 270  
Orlando, FL 32817

SOUTHERN ESCAPES  
P.O. Box 140211  
Gainesville, FL 32614

### Job Description

Repair of inlet line that has collapsed entering into the main pool pump. This includes plumbing, and materials, as well as fiberglass repair to the equipment vault.

Lookup Code	Description	Serial Number	Qty
M1131	Repair of plumbing for main pool pump.		1.00
<b>Estimate created 3/17/2026 - Valid until 4/1/2026</b>			<b>Total: \$2,767.81</b>

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## Standard Terms & Conditions

## Pool Service Installation & Repair

### Terms and Conditions

These Terms and Conditions ("Agreement") govern all pool installation, repair, maintenance, and related services ("Services") provided by Southern Escapes LLC

By approving an estimate, scheduling service, or allowing work to begin, the Client agrees to these Terms and Conditions.

### 1. Scope of Work

Contractor will provide Services as described in the written estimate, invoice, or service agreement. Any additional work not specifically listed is not included and may require a revised estimate and additional charges.

## 2. Estimates & Pricing

- Estimates are based on visible and accessible conditions at the time of inspection.
- Hidden issues (including but not limited to underground plumbing, electrical faults, structural defects, or code violations) may result in additional costs.
- Prices are subject to change if material costs increase or if the scope of work changes.

## 3. Payment Terms

- Payment is due upon completion unless otherwise stated in writing.
- Deposits may be required for installations or special-order materials.
- Late payments may be subject to interest, service fees, or suspension of services.
- Client is responsible for all collection costs, including legal fees, if payment is not made.

## 4. Scheduling & Access

- Client must provide safe, clear, and unobstructed access to the pool, equipment, water, and electrical sources.
- Contractor is not responsible for delays caused by weather, material availability, permit delays, or conditions beyond reasonable control.
- Missed appointments or cancellations with less than 24 hours' notice may result in a service fee.

## 5. Client Responsibilities

The Client agrees to:

- Disclose known issues with the pool, equipment, plumbing, or electrical systems.
- Ensure pets are secured and work areas are safe.
- Maintain proper water levels and chemistry unless chemistry service is included.
- Obtain any required HOA approvals unless otherwise agreed.

## 6. Permits & Code Compliance

Unless stated otherwise, Contractor will perform work in accordance with applicable codes. Permit fees and inspections are excluded unless specifically noted in writing.

## 7. Warranties

- Labor is warranted for one year from the date of service.
- Manufacturer warranties apply to parts and equipment and are subject to the manufacturer's terms.
- Warranty does not cover damage caused by misuse, neglect, improper water chemistry, acts of nature, freezing, power surges, or work performed by others.

## 8. Exclusions & Limitations

Contractor is not responsible for:

- Pre-existing conditions or failures unrelated to the performed work
- Cosmetic damage not directly caused by Contractor
- Landscaping, decking, tile, plaster, or surfaces disturbed as a necessary part of the repair unless specifically included
- Water loss, chemical imbalance, or algae growth after service completion

## 9. Changes & Additional Work

Any change to the scope of work must be approved by the Client and may result in additional charges. Verbal approvals may be considered binding.

## 10. Safety & Damage

Contractor will take reasonable precautions to protect property but is not responsible for damage caused by hidden conditions, underground utilities, or structural weaknesses.

## 11. Cancellation

Client may cancel services prior to commencement. Deposits for special-order materials are non-refundable. Work already performed will be billed accordingly.

## 12. Limitation of Liability

To the fullest extent permitted by law, Contractor's liability is limited to the amount paid for the specific service performed. Contractor shall not be liable for indirect, incidental, or consequential damages.

## 13. Governing Law

This Agreement shall be governed by the laws of the state/province of Florida.

## 14. Entire Agreement

These Terms and Conditions, together with the estimate or invoice, constitute the entire agreement between the parties and supersede all prior discussions or agreements.

Client Acknowledgment

By approving service, the Client acknowledges understanding and acceptance of these Terms and Conditions.

**From:** Alisa Carlino-McGowan <[acmcgowan@bermancorp.com](mailto:acmcgowan@bermancorp.com)>  
**Sent:** Wednesday, March 18, 2026 11:48 AM  
**To:** Kwame Jackson <[jacksonk@pfm.com](mailto:jacksonk@pfm.com)>  
**Cc:** Vivian Carvalho <[carvalhov@pfm.com](mailto:carvalhov@pfm.com)>  
**Subject:** Pool Repair – Current Status

**ALERT:** This message is from an external source. **BE CAUTIOUS** before clicking any link or attachment

Hello,

The pool repair is currently underway. The crew discovered that the valve they picked up yesterday was incorrect, so they need to source the correct one. The repair is expected to continue into tomorrow. Attached are pictures of the collapsed pool pipe for documentation purposes.

**Warm Regards,**

**Alisa McGowan**  
**Amenity Manager**

**Office Phone: 352-204-8177**  
**Email: [acmcgowan@bermancorp.com](mailto:acmcgowan@bermancorp.com)**

**Oakmont at Gainesville**  
**11701 SW 30<sup>th</sup> Ave**  
**Gainesville, FL 32608**

[www.bermancorp.com](http://www.bermancorp.com)









# **PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**

Staff Reports