

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Friday, February 20, 2026
11701 SW 30th Avenue, Gainesville, FL 32608
11:30 a.m.**

Board Members present at roll call:

Tara Ezzell	Chairperson	
Marshal Rice	Vice Chair	
Tim Momol	Assistant Secretary	
Kelsy Hill	Assistant Secretary	(via phone)
Gary Gossman	Assistant Secretary	

Also present were:

Vivian Carvalho	District Manager – PFM Group Consulting LLC	
Kwame Jackson	ADM - PFM Group Consulting LLC	
Jennifer Glasgow	District Accountant – PFM Group Consulting LLC	
Kiara Cuesta	District Accountant – PFM Group Consulting LLC	
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Alisa Carlino-McGowan	Amenities Manager – Berman	
Destyni Dawson	Administrative Assistant – Berman	
Matt Davenport	Berman	
Grant Philbeck	Berman	

Various residents and audience members present and on the phone.

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Mr. Jackson called the meeting of the Parker Road Community Development District Board of Supervisors to order at 11:31 a.m. and roll call was initiated. A quorum was established with the attendance of Board Members outlined above. Others in attendance or via speaker phone are also listed above.

Public Comment Period

Mr. Jackson gave an overview of the public comment period process.

A resident commented regarding the retention pond and swale. She noted there is no grass in that area.

A resident commented on the proposed dog park location and visibility.

A resident, on the phone also commented on the dog park.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the November 21, 2025, Board of Supervisors' Meeting

The Board reviewed the minutes.

Mr. Momol commented regarding ratification of Invoice #9124 from the previous minutes and noted the work has not been completed to satisfaction. He noted he would like to rescind his vote for ratification on that invoice. Mr. Rice agreed.

Ms. Carvalho noted that the minutes will reflect their disagreement with Invoice #9124. However, the vote from a previous meeting cannot be changed.

ON MOTION by Mr. Rice, seconded by Mr. Momol, with all in favor, the Board approved the Minutes of the November 21, 2025, Board of Supervisors' Meeting.

Consideration of Resolution 2026-03, Resetting a Public Hearing Date on the Adoption of Revised Amenity Policies

Mr. Jackson noted this resolution is regarding the amenity center rates and fees. Previously, the public hearing was scheduled for the current meeting but needs to be rescheduled based on the notice requirements. District Management recommended holding the public hearing at the April meeting.

There was brief discussion regarding the additional policy changes. Mr. Jackson noted the pickleball court policies will not be a part of these changes, as there are no related fees. Any changes to the amenity policies will be sent to the Board for review prior to the public hearing.

ON MOTION by Ms. Ezzell, seconded by Mr. Momol, with all in favor, the Board approved Resolution 2026-03, Resetting a Public Hearing Date on Adoption of Revised Amenity Policies, with a date of April 17, 2026.

Consideration of Amendment to Fitness Center Opening Hours

Mr. Jackson gave an overview and noted this is concerning extending the Fitness Center hours until 1:00 a.m. based on resident requests.

Ms. Ezzell noted concern with minors entering the Fitness Center with no supervision.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the Board did not approve the amendment to Fitness Center Opening Hours.

Ms. Carlino-McGowan noted there have been resident requests to extend the basketball hours to 10:00 p.m. It was noted there are no court lights at this time.

Mr. Momol recommended having an explanation for all agenda items for Board review.

There was brief discussion regarding the amenity hours and issues with minors using the amenities without supervision.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board did not approve the adjustment to the Basketball Court.

Ms. Carlino-McGowan will send out the updated information to residents.

Consideration of Volunteer Workers' Compensation Insurance Policy for Board Members

Ms. Carvalho gave an overview and noted that this would cover the Board Supervisors when completing site visits with vendors or walking the grounds with Ms. Carlino-McGowan. This estimated annual amount is \$800.00.

There was brief discussion regarding insurance and coverage.

Mr. Momol noted he is planning to have a site visit for landscaping once a month with Ms. Carlino-McGowan.

There was brief discussion regarding having a liability waiver form. District Counsel recommended the insurance policy.

ON MOTION by Mr. Gossman, seconded by Mr. Rice, with all in favor, the Board approved the Volunteer Workers' Compensation Insurance Policy for Board Members.

Consideration of Proposals for Sidewalk Repairs

Mr. Jackson noted these proposals are for amenity sidewalk repairs throughout the community. Three proposals have been received. The District Engineer has recommended the proposal from Worten Construction, in the amount of \$9,700.00. It was noted this is for complete repair, not patching.

There was brief discussion regarding the scope of work. It was noted there are 17 areas to be repaired.

Mr. Momol recommended acquiring a revised proposal with more details and addition of a map.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Worten Construction Proposal for Sidewalk Repairs with a not-to-exceed of \$9,700.00, contingent upon adding a detailed scope of work and project map, and authorized the Chair/Vice Chair to have final execution.

Consideration of Proposals for Alleyway Drain Repairs

Mr. Jackson gave an overview of two proposals and noted the scope of work was different in both proposals. The District Engineer has recommended acquiring additional proposals with the same scope of work.

There was brief discussion regarding the issue. District Management will send photos and the location to the Board for review.

This item was deferred.

Consideration of Proposal for Kubota Utility Vehicle Maintenance

Ms. Carlino-McGowan gave an overview and noted the Kubota will receive maintenance at 50 hours. It is currently at 30 hours.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Proposal for Kubota Utility Vehicle Maintenance.

Consideration of Proposal for Clubhouse Back Patio Replacement Television

Ms. Carlino-McGowan gave an overview and noted the current television has a black line across the screen when viewing. She recommended purchasing an outdoor television.

Ms. Ezzell gave an overview of the purchasing approval process and noted she has indoor televisions on her personal back patio with no issues. She recommended a less expensive option.

It was noted that placing an indoor television outside voids the warranty and risks fire hazard.

There was brief discussion regarding installation of the television and the scope of work.

Ms. Hill noted Sam's Club has a television within the \$1,000.00 not-to-exceed amount.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved a not-to-exceed of \$1,000.00 including installation, for a 75" – 80" Television, for the Clubhouse Back Patio Replacement Television.

Review of Proposed Pickleball Court Rules and 'Open Play' Approach

Ms. Carlino-McGowan gave an overview of the pickleball court rules that will be added to the Amenity Center policies.

Ms. Carlino-McGowan noted residents are requesting "open play". She gave an overview of "open play" and recommended allowing this at two of the four courts. This will require purchase of two rack rotators.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with all in favor, the Board approved the Proposed Pickleball Court Rules and authorized the Chair to execute the final resolution.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board approved the "open play" approach courts and a not-to-exceed of \$200.00 for the rack rotators.

Ms. Carlino-McGowan noted the tennis courts currently have pickleball court lines painted on them.

It was noted that when the tennis courts need resurfacing, the pickleball court lines will be removed.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board authorized the tennis court to only be used for tennis purposes.

A resident, on the phone, commented regarding the dog park. Mr. Jackson recommended sending an email to District Management as the public comment period had been closed.

Consideration of Proposals Related to the Pickleball Court

- a. **Garbage Cans**
- b. **Rules Sign**
- c. **Windscreen**
- d. **Security Cameras**

Mr. Jackson gave an overview of the two proposals for garbage cans at the pickleball court gates.

Ms. Carlino-McGowan gave an overview of the costs.

The Board agreed on two black garbage cans.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Garbage Can Proposal related to the Pickleball Court from Global Industrial in the amount of \$999.90.

Mr. Jackson gave an overview of the signage for the pickleball courts.

Ms. Carlino-McGowan gave an overview of the costs.

Ms. Ezzell recommended amending the wording to include "Reservations Required for Courts 1 and 2", "Courts 3 and 4 Open Play".

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board approved the Rules Sign Proposal related to the Pickleball Court from Onsite, with the amended wording.

Ms. Carlino-McGowan gave an overview of the windscreen and noted the pickleball court proposal is for \$3,600.00. It was noted that currently, there are no windscreens around the tennis courts. Tennis court windscreens would increase the cost to \$7,200.00.

There was brief discussion regarding the usage and the estimated lifetime of windscreens.

Mr. Rice recommended having windscreens for the baselines only. -

Ms. Hill also recommended getting the windscreens for the baselines and noted they will have to be removed when hurricanes and storms happen.

There was discussion regarding the budget. Ms. Carvalho gave an overview of the budget breakdown process for projects.

ON MOTION by Mr. Gossman, seconded by Ms. Hill, with Mr. Momol opposed, and all others in favor, the Board approved the Windscreen Proposal related to the Pickleball Court for baselines for the pickleball and tennis courts and authorized the Chair/Vice Chair to have final execution.

Ms. Carlino-McGowan will follow up with a new proposal cost.

Ms. Carlino-McGowan gave an overview of the security camera proposal from Envera. This will add two cameras with monitoring for the pickleball courts.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the Security Camera proposal related to the Pickleball Court from Envera.

Consideration of Lawn Enforcement Proposals:

- a. **#7482 - Replacing Landscape Lighting Fixtures at Amenity Center**
- b. **#7484 - Replacing Damaged Sod**
- c. **#7514 - Amending Maintenance Agreement to Include Extra Turf Treatment for Winter Weeds**
- d. **#7595 - Pickleball Court Landscape Construction**

Mr. Jackson gave an overview of the proposals.

Ms. Carlino-McGowan reviewed an additional landscaping request. The vendor has recommended that instead of replacing the annuals at this time, to place pine straw at the ponds. The annuals will be replaced in April.

There was brief discussion regarding the location for pine straw and the vendor's performance.

Mr. Rice noted the vendor is not meeting their obligations or completing satisfactory mulch placement.

Ms. Carvalho noted she will be communicating the concerns with Lawn Enforcement.

Mr. Jackson noted proposals #7514 and #7595 will be deferred until District Management has had communication with the vendor.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board approved the pine straw at the ponds instead of replacement of the annuals at this time, contingent upon a location map being provided by Lawn Enforcement.

Ms. Carlino-McGowan gave an overview of the shed landscaping. It was noted that the lack of satisfactory landscaping will be communicated to the vendor.

There was lengthy discussion regarding the vendor issues.

Ms. Carlino-McGowan noted she has requested additional proposals, but none were received for the landscape lighting, except from Lawn Enforcement. It was noted this is a safety issue.

ON MOTION by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved Proposal #7482 from Lawn Enforcement, for Replacing Landscape Lighting Fixtures at Amenity Center.

Mr. Jackson gave an overview of Proposal #7484 and noted this is for sod replacement at the lift station. This damage was most likely done by a fire truck.

ON MOTION by Mr. Rice, seconded by Mr. Momol, with all in favor, the Board approved Proposal #7484 from Lawn Enforcement, for Replacing Damaged Sod.

Ms. Carlino-McGowan recommended having a not-to-exceed amount for the pickleball court landscape construction as the County will not close out the permit until that is completed.

Mr. Jackson gave an overview of the proposal for the pickleball courts.

There was lengthy discussion regarding the pickleball court landscaping and cost.

Ms. Carlino-McGowan will follow up with ICI regarding tree mitigation.

Ms. Carvalho gave an overview of the approval process for the Chair outside of a meeting.

ON MOTION by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved a not-to-exceed of \$10,000.00 for mulch and sidewalks, subject to County approval.

Mr. Rice noted the issues with the vendor need to be rectified prior to future proposals being approved.

Update on Dog Park

Ms. Hill gave an update on the Dog Park and noted the current planned location would be behind the storage building near the retention pond. This is a centralized location that is not right up against homes.

Ms. Hill gave an overview of the Dog Park size and noted there would be trees planted for shade and sidewalks will also have to be installed. She has submitted the ARB request and recommended sending out a resident survey for location approval with a week's response deadline.

It was noted this is not the first ARB request. Ms. Hill gave an historical background overview related to the dog park location.

There was brief discussion regarding community involvement and dog park location. It was noted this project has received approval numerous times.

Ms. Hill noted the proposed location has natural tree shade.

There was discussion regarding the dog park map layout and sending an email blast to residents.

Ms. Carvalho gave an overview of the project process.

Ms. Hill noted this location is the place most likely to be approved.

There was brief discussion regarding the ARB approval versus resident approval. It was noted the previously proposed location was not approved by the ARB.

Discussion of Budget for Future Projects

- a. Dog Park**
- b. Shade for Playground**
- c. Irrigation System Updates**
- d. Replacement of Pool Waterline Tiles**

Mr. Jackson gave an overview.

Ms. Hill noted the dog park budget was previously approved with a not-to-exceed amount.

Ms. Carvalho noted the concepts have been approved, but the budget needs to be reviewed each year regarding future projects.

Ms. Carlino-McGowan noted that two of the projects being discussed have previously been approved, but there are other future projects that need consideration. It is recommended that these projects have their own line item within the budget.

Ms. Glasgow gave an overview of the contingency funds and expenses. She noted the projects need to be spaced out over the next few years and each need their own line item for full transparency.

There was brief discussion regarding the budget for future projects.

Mr. Momol noted there needs to be a line item for annual mulch. Ms. Carvalho noted this is already included in the budget.

It was noted each project needs to be implemented into the budget with a cost. Currently, the District has \$100,000 in contingency funds. All pickleball costs have come out of the contingency.

Ms. Glasgow noted \$142,459.00 has been spent on the pickleball courts. Ms. Carlino-McGowan noted the original approved amount was \$130,000.00.

Mr. Jackson noted the recommendation is to move the dog park project to Fiscal Year 2027.

Mr. Rice noted the difference between needs versus wants for the community.

There was discussion regarding the budget for projects and creating line items for each.

Ms. Glasgow will work on a complete analysis of the pickleball court expenditures compared to the original proposed cost for the next meeting.

There was continued discussion regarding the dog park project and budgeting project process.

Ms. Hill recommended continuing with the ARB process and resident survey but agreed to hold off project approval until Fiscal Year 2027.

Mr. Jackson noted that based on the Board's consensus, moving forward project line items will be included in the budget, and Ms. Hill will continue with the process of the dog park and resident survey.

There was brief discussion regarding the resident survey, and it was noted that the Board is not obligated to vote in alignment with the survey results. Ms. Hill will work with District Counsel on the resident survey wording.

Mr. Momol recommended approval of the irrigation system update as soon as funds are available if it is to the detriment of current plant life. Mr. Jackson noted this is for a completely new system, not repairs.

Mr. Momol also commented on the pool waterline tiles. Ms. Carvalho noted this will be discussed in the Fiscal Year 2027 budget as it is for full replacement, not repairs.

Discussion of Compensation Matters Regarding Berman Staff

Mr. Davenport gave an overview and noted this is for staff bonuses, which is subject to employee reviews.

Ms. Carvalho gave a historical overview and noted the amount is still under the budgeted amount for Berman staffing.

There was brief discussion regarding the bonus amounts and the budget. It was noted this is solely for Ms. Carlino-McGowan's compensation.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with all in favor, the Board approved the Compensation Regarding Berman Staff.

Ratification of:

- a. Cypress Door & Glass Proposal to Repair Clubhouse Pocket Door
- b. Electronics World Proposal for Replacement TV in Fitness Center
- c. Electronics World Proposal for Storage Building Security Camera
- d. EverOn Proposal for Pickleball Court Access Control System
- e. Habitech Systems Proposal for Replacement of Pool Speakers
- f. Kempton & Self Proposal for Clubhouse Plumbing Repairs
- g. Lawn Enforcement Proposal for Hedge Replacement
- h. Lawn Enforcement Proposal for Oak Tree Limb Removal & Trimming
- i. Lawn Enforcement Proposal for Removal of Dead Trees in Common Area
- j. Lloyds Exercise Equipment Proposal for Gym Equipment Repairs
- k. Redline Electric Proposal for Light Pole Bulb Replacement
- l. Southern Escapes Proposal for Replacing Pool Electrical Breaker
- m. Southern Escapes Proposal for Replacing Pool Pump Drive Assembly

Mr. Jackson noted these were previously approved and are solely for ratification.

There was brief discussion regarding ratification of the proposals. It was noted all future Lawn Enforcement proposals and issues will be directed to Mr. Momol before approval.

Mr. Momol reviewed issues with the ratified proposals from Lawn Enforcement.

There was lengthy discussion regarding the Lawn Enforcement proposals.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with Mr. Momol and Mr. Rice opposed to Items g., h., and i., and all others in favor, the Board ratified Proposals a. – m.

**Ratification of Payment Authorization
Nos. 325 - 336**

The Board reviewed the payment authorizations.

Mr. Jackson noted these were previously approved and are solely for ratification.

ON MOTION by Mr. Gossman, seconded by Mr. Rice, with Mr. Momol opposed, and all others in favor, the Board ratified Payment Authorization Nos. 325 – 336.

**Review of District Financial
Statements**

The Board reviewed the district financial statements as of January 2026.

Mr. Momol will be having a meeting with Ms. Glasgow regarding the budget process.

Ms. Hill will follow up with Ms. Glasgow to schedule a meeting.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Momol commented regarding the difference between the RFP process and the contract process. Ms. Buchanan will review the documents and contact Mr. Momol. Mr. Momol can also contact District Management with any questions.

District Engineer – No report.

District Manager – Mr. Jackson noted the next meeting scheduled for April 17, 2026. This will include the Public Hearing on the Amenity Center policies.

Ms. Carvalho noted the April meeting will include a draft budget for the Fiscal Year 2027.

Field & Lifestyle – The reports were included in the agenda for the Board's review.

Mr. Momol commented on the diseased trees proposal and noted he will assess the trees.

FOURTH ORDER OF BUSINESS

Audience Comments and Supervisors' Requests

Mr. Momol commented on the assessments' cost and recommended having a budget workshop for residents.

There were no further comments or requests at this time.

FIFTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

On MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the February 20, 2026, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 2:16 p.m.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson