

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD OF SUPERVISORS' MEETING
Friday, March 27, 2026
11701 SW 30th Avenue, Gainesville, FL 32608
12:00 p.m.**

Board Members present at roll call:

Tara Ezzell	Chairperson	
Marshal Rice	Vice Chair	
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	(via phone)
Jennifer Glasgow	District Accountant – PFM Group Consulting LLC	(via phone)
Kiara Cuesta	District Accountant – PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Wes Haber	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

Ms. Carvalho called the meeting of the Parker Road Community Development District Board of Supervisors to order at 12:03 p.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

A resident commented regarding his opposition to the dog park and noted there are several green spaces within the community for dogs to use. He also noted his opposition to the location, the additional noise, and the possible liability insurance issues for the District. He recommended putting the dog park near the school.

Several other residents commented regarding their opposition to the dog park as well, noting the additional noise, sanitary/environmental issues, liability insurance, and the fact that Oakmont is a luxury community, which a dog park does not align with.

Residents requested to review the raw data from the resident survey regarding the dog park.

District Counsel requested any sources of information that the residents used to be sent to her for the record.

Mr. Momol commented regarding the budget and continued maintenance needed for the dog park. He also reviewed issues with previous project designs.

Ms. Murphy, a resident, commented regarding her opposition to the dog park, the need for shade on the playground, and recommended not using magnolia trees for landscaping.

A resident commented suggesting delaying the pickleball courts.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

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. Landscape Design**

Ms. Carvalho gave an overview of the agenda.

Ms. Carvalho reviewed the memorandum related to the pickleball courts and the project background. It was noted the memorandum included the budget allocation and expense report.

Ms. Carvalho gave an overview of the current outstanding payments for vendors and permitting.

Ms. Carvalho reviewed the minimal landscape design that was previously approved and noted the County, District Engineer, and the ARB all needed to approve the revised design. The ARB has stated any deviation from the original landscaping plan will result in a denial of the previously approved application. The ARB has stated they will waive the application fee as all designs will need to be resubmitted for consideration. The landscaping design will need to be the original design that was submitted for approval, consistent with the design of the tennis courts landscape.

It was noted Mr. Momol, prior to resignation, provided a landscaping recommendation. However, it is not consistent with the tennis court.

Ms. Carvalho noted the total cost overage for the pickleball project is approximately \$21,000.00. It was noted there are line items that can be adjusted to fund this amount. The project needs to

be completed, as it is approximately 75% complete. There will be reconciliation reports for all ongoing District projects, including the pickleball court.

There was brief discussion regarding the budget and expenses.

ON MOTION by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved the Architectural Review Board Application for landscape design, with Proposal 7796 from Lawn Enforcement, in the amount of \$31,768.00.

Ms. Carvalho noted once the ARB application is approved, the pickleball timeline will be finalized.

Ms. Carlino-McGowan will send out a pickleball timeline update once the application is approved.

**Review and Discussion of Dog Park
Project Matters**

a. Resident Survey Result

b. Resident Correspondence

Ms. Carvalho gave an overview and noted this project has been deferred to next fiscal year. There was a previous resident survey completed, which showed interest in beginning this project. Another resident survey has recently been completed. Ms. Hill has been the Board liaison regarding this project.

Ms. Carvalho noted there is an open public records request regarding the survey and the records will be provided.

Ms. Hill gave an overview of the dog park and the survey results. She noted the April 17th meeting was previously determined to be the Board meeting that this project was to be discussed and to provide the survey results. She understood the residents' concerns and noted there was some misinformation regarding the project. It was noted this project has been in process for two years. There were no survey responses accepted past the closing date of the survey. It was noted several households submitted the survey multiple times, although they were asked not to. This caused several inconsistencies in responses. However, Ms. Hill contacted each address that had those issues. It was noted no address is more valuable than another, as everyone is taxed at the same rate. The survey was not a vote, but data collection to gain information for the present time based on current residents. The survey feedback gauged the interest in the dog park and the proposed location.

Ms. Hill thanked everyone for their comments and noted most people commented that the playground should be the priority. It was noted other comments related to the timeline of the pickleball court opening. She also noted two veterinarians in the community provided great insight. The results are not ready to be discussed in finality at this time.

Ms. Hill noted her concern with residents soliciting other homes and spreading misinformation. It was noted the survey design, survey method, and deadlines were all discussed previously with the Board and approved. There have been several ARB applications submitted for the dog park. The liability insurance issues are not a discussion at this time as the dog park project plan has not yet been finalized. At the April meeting, the Board will determine whether this is an amenity and location that the Board will continue to pursue. If approved, all necessary processes will be completed, including budgeting, bringing in experts, and reviewing liability and concerns.

Ms. Hill, although the Board liaison for this project, remains neutral in her capacity to review and analyze the data. She noted the survey does disclose that the map provided is a representation and not to scale.

Ms. Hill responded to residents' comments from the public comment period. It was noted one of the websites referenced by a resident was the ICI builder's website, not the Parker Road CDD website. Ms. Hill noted the dog park would be a Parker Road CDD amenity and covered under the current amenity policies that are posted on the District's website.

Ms. Hill gave an overview of the process related to the project and noted the dog park's budget is currently set at a not-to-exceed amount of \$40,000.00. She noted residents can still provide feedback, but those results will not be included in the survey data. It was noted that Mrs. Momol created a petition opposing the dog park that provided responses from 62 homes. She noted that there is no solicitation allowed within the community. Ms. Hill thanked Mr. Momol for his work regarding the vegetation and fencing for the dog park.

Ms. Hill noted that the playground shade structure is to be considered during fiscal year 2027 budget process.

Ms. Hill noted there was great engagement regarding the survey and all findings will be shared with District Management to send to the Board for review.

Ms. Carvalho noted no decision will be made at today's meeting and this item will remain on the agenda for the April Board meeting.

Ms. Ezzel thanked Ms. Hill for her hard work on the project and encouraged residents to apply for the vacant Board Seat. She also noted during the previous survey that the first item that residents requested was the pickleball court, the second item was the dog park, and the third item was the playground sunshade.

Mr. Rice commented regarding Mr. Gossman being affiliated with the ARB Board and possible conflict of interest.

Mr. Gossman gave an overview of the ARB Board and the process related to ARB approvals.

Ms. Carvalho noted the CDD has no control over the HOA and there is no conflict of interest.

**Ratification of Southern Escapes Pool
Emergency Repair**

Ms. Carvalho gave an overview and noted it was a significant repair that took place between meetings. This is solely for ratification.

Ms. Carlino-McGowan gave an overview of the repaired issue.

ON MOTION by Mr. Gossman, seconded by Mr. Rice, with all in favor, the Board ratified the Southern Escapes Pool Emergency Repair.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho noted the next meeting is scheduled for April 17, 2026 and recommended holding a budget workshop at that time. The April agenda will include finalizing the decision for the dog park and appointing a new Board member. The proposed budget meeting will be moved to a May special Board meeting.

There was brief discussion regarding the date to hold a May meeting. The Board agreed to hold the special Board meeting on May 15th, 2026, at 11:30 a.m., at the current location.

There was also brief discussion regarding the Public Hearing for the budget and upcoming meeting dates. The Board agreed to adjust the July meeting date to July 17th, 2026, at 11:30 a.m., and the Public Hearing for the budget on August 21st, 2026, at 11:30 a.m. District Management will send out updated calendar invites.

ON MOTION by Ms. Ezzel, seconded by Mr. Gossman, with all in favor, the Board approved the updated meeting dates of May 15th and July 17th, and set the Public Hearing on the Adoption of the FY27 Budget for August 21st, 2026, at 11:30 a.m.

Ms. Carvalho noted that Mr. Momol has submitted his letter of resignation from the Board.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzel, with all in favor, the Board accepted Mr. Momol's Letter of Resignation.

Ms. Carvalho gave an overview of the process for the Board's vacant seat. It was noted that if a person is nominated at the beginning of the April meeting, they can be sworn in and sit on the Board at that meeting.

Ms. Carlino-McGowan will send out an email blast to residents regarding the Board vacancy.

Field & Lifestyle – No report.

FOURTH ORDER OF BUSINESS

Supervisors' Requests and Comments

There were no comments or requests at this time.

FIFTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

On MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the March 27, 2026, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 1:16 p.m.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson