

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Friday, April 17, 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	
Kelsy Hill	Assistant Secretary	(via phone)
Gary Gossman	Assistant Secretary	
Bill Summers	Assistant Secretary	

Also present were:

Vivian Carvalho	District Manager – PFM Group Consulting LLC	(via phone)
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	
Destiny Dawson	Lifestyle Coordinator – 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 11:32 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 noted any comments not addressed can be emailed to District Management.

Several residents commented regarding their opposition to the dog park location. It was noted the dog park project has been deferred until Fiscal Year 2027 and the ARB application is pending.

A resident commented regarding the Oakmont brand.

There were no further public comments at this time.

**Review of Candidates for Vacant Seat 1
(Term Expires 11/2026)**

Mr. Jackson noted that one resume was received from Mr. William (Bill) Summers.

Ms. Ezzell requested an overview of the CDD Board's role.

Mr. Jackson and Ms. Carvalho gave an overview of the CDD and the Board. It was noted a workshop could be scheduled for resident education and discussion.

Ms. Buchanan gave an overview of the distinction between the HOA and the CDD.

There was brief discussion regarding the Florida Sunshine laws.

The Board reviewed the resume received.

Appointment of Board Member to Seat 1

Mr. Summers gave an overview of his resume.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board appointed Mr. Summers to Seat 1 on the Board of Supervisors.

Mr. Jackson administered the Oath of Office to Mr. Summers.

Mr. Summers opted to receive compensation.

Consideration of Resolution 2026-04, Electing District Officers

Mr. Jackson reviewed the current slate of Officers, including Ms. Ezzell as Chair, Mr. Rice as Vice Chair, Mr. Gossman and Ms. Hill as Assistant Secretaries. Mr. Summers will be added as an Assistant Secretary.

Ms. Buchanan gave an overview of the Florida Sunshine Law, ethics rules, and public records law.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the Board approved Resolution 2026-04, Electing District Officers, with Ms. Ezzell as Chair, Mr. Rice as Vice Chair, Ms. Carvalho as Secretary, Mr. Gossman, Ms. Hill, Mr. Summers, and Mr. Jackson as Assistant Secretaries, Ms. Glasgow as Treasurer, and Mr. Montejano, Ms. Lane, Ms. Griffith, and Ms. Champagne as Assistant Treasurers.

SECOND ORDER OF BUSINESS

Financial Review Matters

Draft Fiscal Year 2027 Operations & Maintenance Budget

Mr. Jackson presented the item and noted this is a draft budget, not a finalized budget.

Ms. Cuesta gave an overview of the O&M budget draft for Fiscal Year 2027 and reviewed all changes from the previous fiscal year. She noted the assessments will remain the same.

There was brief discussion regarding the public officials' insurance versus the general liability insurance. Ms. Cuesta will follow up regarding the previous years' amounts.

Ms. Hill requested an overview of the contingency versus the reserve. Ms. Glasgow gave an overview. It was noted that monies that are not spent are carried forward. This money can be used for special or emergency projects.

Ms. Ezzell gave an overview of previous unplanned special projects. Mr. Jackson noted the District is an aging community and maintenance needs will continue to increase. It was noted there is a reserve study to help the District plan accordingly for future needs.

Ms. Glasgow gave an overview of the assessment timeline. Mr. Jackson noted this fiscal year there is anticipated be no increase in assessments.

Ms. Cuesta continued to review the O&M draft budget line items.

Mr. Jackson gave an overview of the RFP landscaping process and noted that it is now broken down per section.

Mr. Rice discussed the landscaping RFP and large budgeted cost.

There was discussion regarding the RFP process and the contract. Ms. Buchanan noted the contract is aligned with the fiscal year. It is a one-year contract, with the option to have a two renewals.

Ms. Cuesta continued to review the O&M draft budget line items.

There was brief discussion regarding the pool tile replacement. Mr. Jackson noted proposals have just been received and there may be budget adjustments based on that review.

There was lengthy discussion regarding the specialized mulch line item and the RFP process details.

Ms. Cuesta finished reviewing the O&M draft budget line items.

Mr. Jackson noted the proposed budget draft is approximately \$24,000.00 less than the Fiscal Year 2026 and, based on that, the assessments would not increase. The official proposed budget will be reviewed at the May meeting, with the finalized budget at the August meeting.

THIRD ORDER OF BUSINESS

General Business Matters

Discussion of Dog Park Project

Mr. Jackson noted the Board needs to decide if this project will be in Fiscal Year 2027, will be deferred, or taken off the agenda.

Ms. Hill reviewed the survey results and noted she has clarified all duplicate submissions. It was noted the current survey results are 35 homes are neutral, 80 homes do not support the location, and 128 do support the location. A final ARB approval has not been received as of yet. She noted the liability lies within the Florida Statutes, which directs owners as being liable for their pets.

Ms. Hill recommended moving this item to the May meeting in order to obtain the ARB decision.

Ms. Hill noted this project has been in discussion for two years.

There was discussion regarding the liability of the District. It was noted Ms. Hill has been in communication with District Counsel.

Mr. Jackson recommended Ms. Ezzell have a call with District Management and District Counsel for more information.

It was noted a document with the liability information could be created to provide to the Board.

Ms. Hill confirmed she will provide the document once the ARB decision has been made.

There was brief discussion regarding researching other dog parks. Ms. Hill gave an overview of her research thus far.

There was discussion regarding the dog park budget. It was noted this project would come out of contingency.

It was noted that Ms. Hill would like to present all of the information prior to receiving the Board's opinion.

Ms. Hill will provide a recap of the information to District Management for dissemination.

Ms. Carvalho noted the location and cost would need to be finalized at the May meeting.

Ms. Carvalho and Ms. Buchanan gave an overview of the budget timeline and breakdown. It was noted that the approved budget can be decreased but not increased before adoption.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with Mr. Gossman and Mr. Summers opposed, and all others in favor, the Board approved deferring the Dog Park Project Decision to the May meeting.

Consideration of the Minutes of the:

- a. **February 20, 2026, Board of Supervisors' Meeting**
- b. **March 27, 2026, Board of Supervisors' Special Meeting**

The Board reviewed the minutes.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board approved the Minutes of the February 20, 2026, Board of Supervisors' Meeting, and the March 27, 2026, Board of Supervisors' Special Meeting.

Consideration of Proposals for SW 119 Terrace Asphalt Milling and Resurfacing

- a. **RE Arnold**
- b. **Watson Construction**
- c. **Whitehurst LLC**

Mr. Jackson reviewed the background information regarding the proposals and scope of work. It was noted that three proposals have been received, and the work is for a drainage issue. The District Engineer has recommended milling and resurfacing the area, and not patching.

The Board reviewed the proposals. There was brief discussion regarding the scope of work.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the Board approved the Whitehurst LLC Proposal for SW 119 Terrace Asphalt Milling and Resurfacing.

Consideration of Everon Proposal for Rewiring at the Basketball and Tennis Courts

Ms. Carlino-McGowan noted the wiring and conduit are damaged. The key cards are no longer working, and this proposal will place the wires in a hard case.

There was brief discussion regarding the scope of work and the continuous damage.

Mr. Jackson noted this could be applied to Amenity Maintenance or Amenity Repair within the budget. He will follow up with the District Accountant.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with all in favor, the Board approved the Everon Proposal for Rewiring at the Basketball and Tennis Courts, in the amount of \$8,731.67.

**Consideration of Lawn Enforcement
Agency Proposal #8173 for Landscape
Enhancements at SW 33rd Lane**

The Board reviewed the proposal and photos provided.

Ms. Carlino-McGowan noted some of the plants in that location are missing or dead. She gave an overview of the location.

It was noted that irrigation will be included in the proposal. Lawn Enforcement will provide an updated proposal. It was noted all plants installed are warrantied for the life of the vendor contract.

There was brief discussion regarding the main entrance plant beds and dead plants throughout the community. It was noted there are still some plants that have been affected by the recent frost incidents.

Mr. Jackson noted any resident comments can be directed to District Management or the Board via email.

There was brief discussion regarding the scope of work. It was noted this area has not been previously serviced by Lawn Enforcement.

ON MOTION by Mr. Gossman, seconded by Ms. Hill, with all in favor, the Board approved the Lawn Enforcement Agency Proposal #8173 for Landscape Enhancements at SW 33rd Lane, with a not to exceed amount of \$6,351.00, subject to a revised proposal with the inclusion of irrigation, and authorized the Chair to have final execution.

**Consideration of Lawn Enforcement
Agency Proposal #8336 for Debris Clean
Up**

Mr. Jackson noted this item was approved by the Chair prior to the meeting and will be ratified later in the agenda.

**Consideration of Purchase of Storage
Cabinet for Flammable and Hazardous
Items**

Mr. Jackson noted this is based on recommendation of the insurance carrier.

Ms. Carlino-McGowan noted it will be placed in the pool storage area.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board approved the Purchase of Storage Cabinet for Flammable and Hazardous Materials.

Consideration of Worten Construction Proposal for Removing and Rebuilding Pergola

Ms. Carlino-McGowan noted this is for the swing pergola near the basketball courts and it has wood rot. There is no swing in the pergola at this time.

Mr. Jackson noted it is a liability for the District.

There was brief discussion regarding the use of the pergola. The Board agreed to remove the pergola and not replace it.

Ms. Carlino-McGowan will get revised proposals for consideration. She noted it was difficult to get proposals for this project.

It was recommended to put tables and chairs in that location.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board authorized Ms. Carlino-McGowan to gather proposals for pergola removal.

Review and Acceptance of Series 2020 Bonds Five-Year Arbitrage Rebate Report

Mr. Jackson noted this is an every five-year requirement for the District. This was a clean arbitrage rebate report with no interest earned.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the Board accepted the Series 2020 Bonds Five-Year Arbitrage Rebate Report.

Ratification of Agenda Items 14 – 29

Mr. Jackson noted the next several items are for ratification only and are all operation and maintenance expenses. He suggested ratifying items 14 – 29 in one motion. The Board agreed.

Mr. Rice commented regarding the Lawn Enforcement costs.

ON MOTION by Mr. Gossman, seconded by Ms. Hill, with all in favor, the Board ratified items 14 – 29.

Ratification of Payment Authorization Nos. 337 – 344

There was brief discussion regarding the payment authorizations.

Mr. Jackson provided clarification.

ON MOTION by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board ratified Payment Authorization Nos. 337-344.

Review of District Financial Statements

The Board reviewed the District Financial Statements through February 2026.

No action was required.

Mr. Jackson gave an overview of the financial statements.

Ms. Carvalho recommended Mr. Summers contact Ms. Glasgow and Ms. Cuesta to get clarification on the statements.

FOURTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Ms. Buchanan gave an update regarding the legislative session and reviewed the increase in sovereign immunity and the recall bill for CDD Supervisors. It was noted these bills are awaiting the Governor's signature. The increase in sovereign immunity may increase the insurance cost of the District. It was also noted that the District must now accept electronic payments and can charge a credit card fee.

Any questions regarding the dog park liability can be directed to Ms. Buchanan via email.

District Engineer – Not present.

District Manager – Mr. Jackson noted the next meeting is scheduled for May 15, 2026, which will include the proposed budget.

Field Manager & Lifestyle Coordinator –

- **Landscape Quality Audit**

The Board reviewed the report provided within the agenda.

Mr. Jackson noted the Landscape Quality Audit is provided each month to District Management.

FIFTH ORDER OF BUSINESS

Supervisors' Requests and Comments

Mr. Summers commented regarding curb and sidewalk treatment and the door knocker placed at his residence. Mr. Jackson noted any work that Lawn Enforcement Agency does within the District is paid for by the CDD.

There was brief discussion regarding the area between the curb to the sidewalk.

Mr. Jackson will follow up with Mr. Summers. Ms. Buchanan noted it is most likely an Assignment and Acceptance of Responsibility by the residents to maintain that area.

Mr. Momol commented regarding the budget and carry forward amount.

It was noted that the new television was purchased and mounted.

There were no further comments or requests at this time.

SIXTH 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 April 17, 2026, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson