PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Friday, May 15, 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	
Gary Gossman	Assistant Secretary	
Bill Summers	Assistant Secretary	(via phone)

Also present were:

Vivian Carvalho	District Manager – PFM Management Services LLC	
Kwame Jackson	ADM - PFM Management Services LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM Management Services LLC	
Kiara Cuesta	District Accountant – PFM Management Services LLC	
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Alisa Carlino-McGowan	Amenities Manager – Berman	
Destiny Dawson	Lifestyle Coordinator – 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 11:30 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

Several residents commented regarding various issues with the dog park and the dog park location. It was noted there are 110 residents that are opposed to the dog park location.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS — **Business Matters**

Discussion of Dog Park Project

Ms. Ezzell gave an overview of the timeline related to the dog park project and discussion. She recommended postponing the project until further notice. It was noted that if this project is revisited in the future, it should be directed by District Staff.

Mr. Gossman gave an overview of the ARB and noted that ICI Counsel has been approached regarding the project.

Ms. Ezzell noted there are many residents against the dog park, but not many for it.

Ms. Carvalho gave an overview of the process for approval of the project and noted if the project is pursued in the future, there are many components that need to be in place first.

There was brief discussion regarding the threshold of when the HOA will be turned over to resident control.

Mr. Summers requested the statistics from Ms. Hill be sent to him.

ON MOTION by Mr. Ezzell, seconded by Mr. Gossman, with all in favor, the Board approved postponing the Dog Park Project until further notice.

Consideration of the Minutes of the April 17, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

Mr. Summers noted he sent corrections to District Management.

ON MOTION by Mr. Summers, seconded by Ms. Ezzell, with all in favor, the Board approved the Minutes of the April 17, 2026, Board of Supervisors' Meeting, as amended.

Review of Letter from Supervisor of Elections, Alachua County

Ms. Carvalho noted that as of April 15, 2026, there are 1,152 registered voters within the District.

ON MOTION by Mr. Gossman, seconded by Mr. Ezzell, with all in favor, the Board accepted the Letter from the Supervisor of Elections, Alachua County.

Consideration of Resolution 2026-06, Designating Board Member Seats for the 2026 General Election

Ms. Carvalho noted that Seat 1, currently held by Mr. Summers, and Seat 4, currently held by Ms. Hill, will be up for the General Election. Any information can be requested from the Supervisor of Elections.

Ms. Carvalho gave an overview of the General Election process and noted if no one runs, the Board appoints a resident to the vacant Seats.

ON MOTION by Mr. Summers, seconded by Ms. Ezzell, with all in favor, the Board approved Resolution 2026-06, Designating Board Member Seats for 2026 General Election.

Consideration of Summer Security Proposals

a. **Calvis Security**
b. **Fortitude Security**
c. **Spectrum Florida Security**

Ms. Carlino-McGowan gave an overview of the proposals. It was noted that Fortitude Security is a local company. The vendor will have eight-hour shifts, Thursday through Sunday. The recommendation is to move forward with Fortitude Security.

It was noted there is more traffic in the Amenity Center during the summer months.

Ms. Buchanan will provide the agreement to attach to the proposal.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board approved the Fortitude Security Summer Security Proposal.

Consideration of EverOn Proposal for Amenity Access Cards

Ms. Carlino-McGowan noted the Amenity Center needs more access cards. This proposal provides two boxes.

ON MOTION by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved the EverOn Proposal for Amenity Access Cards.

Consideration of Resolution 2026-07, Approving a Proposed Budget for Fiscal

Year 2026/2027, and Setting a Public Hearing Date

Ms. Carvalho noted the recommended date for the Public Hearing date is August 21, 2026, at 11:30 a.m. She gave an overview of the Resolution, proposed budget, and assessments. It was noted the assessments will not change.

There was brief discussion regarding the budget and the reserves.

ON MOTION by Ms. Ezzell, seconded by Mr. Summers, with all in favor, the Board approved Resolution 2026-07, Approving a Proposed Budget for Fiscal Year 2026-2027, and Setting a Public Hearing Date for August 21, 2026, at 11:30 a.m., at 11701 SW 30th Avenue, Gainesville, FL 32608.

Consideration of Resolution 2026-08, Designating Date, Time and Place of Public Hearing on Adoption of Rules of Procedure

Ms. Carvalho noted the suggested date for the Public Hearing is August 21, 2026, at 11:30 a.m.

Ms. Buchanan gave an overview and noted this is being done due to updates in Florida Statutes. It was noted that a red-line document will be sent to the Board for review. The last time this document was updated was in 2023. This Resolution is to adopt the initial draft.

Mr. Jackson noted the current Rules of Procedure are posted on the District's website.

ON MOTION by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved Resolution 2026-08, Designating Date, Time, and Place of Public Hearing on Adoption of Rules of Procedure for August 21, 2026, at 11:30 a.m., at 11701 SW 30th Avenue, Gainesville, FL 32608.

Review and Acceptance of Fiscal Year 2025 Financial Audit Report

Ms. Carvalho gave an overview of the report and noted an independent auditor completes the audit. This was a standard and clean audit, and it has been reviewed by District Staff. Once accepted, this will be filed with the Auditing General and posted on the District's website.

There was brief discussion regarding process improvements based on the report.

ON MOTION by Mr. Gossman, seconded by Mr. Summers, with all in favor, the Board accepted the Fiscal Year 2025 Financial Audit Report.

Ratification of All Florida Enterprises Proposal for Lot 773 Fence Repair

Mr. Jackson gave an overview and noted the previously approved proposal was under Lawn Enforcement Agency. All Florida Enterprises submitted a lower proposal in between meetings, which was approved by the Chair. This is solely for ratification.

It was noted a tree fell on the fence during a storm.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board ratified the All Florida Enterprises Proposal for Lot 773 Fence Repair.

Ratification of Barco Products Proposal for Dog Waste Station Bag Dispensers

Ms. Carlino-McGowan noted this was for two stations that did not have the dispensers.

It was noted this is solely for ratification.

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the Board ratified the Barco Products Proposal for Dog Waste Station Bag Dispensers.

Ratification of Lawn Enforcement Agency Proposal # 8173 for Landscape Enhancements at 33rd Lane

Mr. Jackson gave an overview and noted this was previously approved with the inclusion of irrigation at no additional cost. The Chair approved outside of a meeting, and this is solely for ratification.

ON MOTION by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board ratified Lawn Enforcement Agency Proposal #8173 for Landscape Enhancements at 33rd Lane.

Ratification of Lawn Enforcement Agency Proposal #8526 for Removal of the Pergola and Associated Concrete Work

Mr. Jackson noted the Board previously approved removal, but not replacement of the pergola. Once removed, there was concrete work completed. This is solely for ratification.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board ratified the Lawn Enforcement Agency Proposal #8526 for Removal of the Pergola and Associated Concrete Work.

Ratification of Payment Authorization Nos. 345 – 349

The Board reviewed the payment authorizations.

Ms. Carvalho noted these were reviewed by District Management and approved by the Chair. These are solely for ratification.

ON MOTION by Mr. Gossman, seconded by Mr. Rice, with all in favor, the Board ratified Payment Authorization Nos. 345-349.

Review of District Financial Statements

The Board reviewed the District Financial Statements through April 2026.

There was discussion regarding the amenity reclaimed water budget.

Ms. Ezzell noted the utility company will no longer grant credits. Ms. Carlino-McGowan will follow up regarding the credit.

It was noted District Staff will review the water budget. Ms. Carlino-McGowan noted Lawn Enforcement Agency is looking into the meters.

Mr. Summers recommended putting every meter on a spreadsheet to analyze it against the budget.

There was discussion regarding analysis of the meters. District Management will work with Ms. Carlino-McGowan on a spreadsheet.

No action was required.

ON MOTION by Mr. Rice, seconded by Ms. Ezzell, with all in favor, the Board accepted the District Financial Statements.

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 June 26, 2026. Meetings can be adjusted as needed.

Ms. Carvalho noted there needs to be an assignment of contract for Lawn Enforcement Agency, as they have been purchased by another company.

Ms. Buchanan gave an overview of the process. She noted this will not change the terms within the current contract.

Mr. Rice commented regarding the landscaping budget and consistent proposals from Lawn Enforcement Agency. He recommended the District go through the RFP process.

Ms. Carvalho recommended approving the assignment of contract, in order to continue service. It was noted the current contract expires August 31st. It was noted the District can terminate the contract with the 30-day notice at any time.

There was discussion regarding the landscaping budget and vendors.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with all in favor, the Board approved the new assignment of contract for Lawn Enforcement Agency.

It was noted the Board can give vendor names for the RFP to District Management.

The Board reviewed dates for the RFP process. It was noted the Board has a meeting on July 17, 2026, which can include review of the proposals.

ON MOTION by Mr. Rice, seconded by Mr. Grossman, with all in favor, the Board approved proceeding with the process of RFP for landscaping and irrigation.

There was discussion regarding vendor presentation and the creation of the RFP. District Management will send the RFP to the Board for review.

Mr. Rice noted the RFP was not the issue, but the RFP process.

Field Manager & Lifestyle Coordinator –

- **Landscape Quality Audit**

  Ms. Carlino-McGowan noted that Lawn Enforcement Agency provides a monthly quality audit.

  The Board reviewed the Field Management Report provided within the agenda.

  Ms. Carlino-McGowan gave a few project updates.

<u>FOURTH ORDER OF BUSINESS</u> **Supervisors' Requests and Audience Comments**

Mr. Summers questioned who controls the internet access within the District, when the roadside trees are pruned, and who owns and maintains the road and underground infrastructure. He will send these questions to Ms. Carlino-McGowan and District Management.

There were no further comments or requests at this time.

<u>FIFTH ORDER OF BUSINESS</u> **Adjournment**

There was no further business to discuss.

On MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the May 15, 2026, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 12:49 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson