PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Friday, June 26, 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 Management Services LLC	(via phone)
Kwame Jackson	ADM - PFM Management Services LLC	
Kiara Cuesta	District Accountant – PFM Management Services LLC	(via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Alisa Carlino-McGowan	Amenities Manager – Berman	
Destiny Dawson	Lifestyle Coordinator – Berman	
Matt Davenport	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

Ms. Ezzell noted there were comments made at the previous Board meeting regarding Mr. Gossman, as he serves on both the CDD Board and the Architectural Review Board. She noted it is difficult to get residents to join the Board and appreciated Mr. Gossman's willingness to serve. It was noted that if there are issues amongst the Board, they should be addressed respectfully and correctly according to the by-laws.

Ms. Hill commented regarding the Board's decision to indefinitely defer the dog park project when she was unable to attend the meeting. She noted it is a disservice to the residents and the community to not move forward with the dog park based on the survey data results. She commented regarding the residents who have noted their opposition to the dog park.

Mr. Jackson recommended scheduling a meeting with District Counsel and District Management to discuss Ms. Hill's concerns. Ms. Hill agreed.

Mr. Jackson reviewed the public comment period process and noted the comments must be related to items on the agenda.

A resident, Mr. Momol, commented regarding the landscaping maintenance and noted there has been improvement made. He also commented regarding the budget and future capital projects.

Mr. Jackson again noted the public comments must be on items within the agenda.

A resident, Mr. Yancey, commented regarding the painting of the maintenance shed and noted he had sent an email to District Management regarding the color options. He reviewed the recommended options for the Board.

There were no further public comments at this time.

SECOND ORDER OF BUSINESS **Business Matters**

Consideration of the Minutes of the May 15, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

Ms. Hill commented regarding the dog park history within the minutes, and noted that some of the details are incorrect. Ms. Hill will follow up.

Mr. Summers noted he had submitted minor changes.

> ON MOTION by Ms. Ezzell, seconded by Mr. Summers, with all in favor, the Board approved the Minutes of the May 15, 2026, Board of Supervisors' Meeting, in substantial form.

Consideration of HVAC Maintenance Proposals

Ms. Carlino-McGowan gave an overview of the proposals. She noted the recommended proposal is from the current vendor.

There was brief discussion regarding the proposals.

Mr. Summers commented regarding the budget for this line item.

> ON MOTION by Mr. Summers, seconded by Ms. Ezzell, with all in favor, the Board approved the HVAC Maintenance Proposals.

Review of Southern Escapes Pool Quality Audit and Consideration of Associated Proposals

a. **#628 for Heater Cleaning**
b. **#627 for Pump Tube Replacement**
c. **#629 for Mushroom Motor Bearings Replacement**
d. **#630 for Mushroom Motor Replacement**
e. **#560 for Chemical Controller Installation and WIFI Transceiver**
f. **#561 for Waterline Tile Replacement**

Ms. Carlino-McGowan gave an overview and noted the audit includes recommendations.

Mr. Rice recommended having other vendors provide proposals.

Mr. Jackson noted there is an agreement with the current vendor for any pool maintenance and needs.

Southern Escapes gave an overview of the recommendations and proposals.

Ms. Carlino-McGowan noted the total proposals amount to $4,132.30. It was noted this is within the budget. She recommended deferring the chemical controller replacement until it stops working and putting the tile replacement in the Fiscal Year 2027 budget.

There was brief discussion regarding the motor mushroom replacements. It was noted to replace the motor alone is $250.00.

There was discussion regarding soliciting other proposals for the waterline tile replacement. Mr. Summers recommended that the pool tile be within the reserve study. District Management will follow up.

ON MOTION by Ms. Ezzell, seconded by Mr. Summers, with all in favor, the Board approved the Southern Escapes Pool Quality Audit and approved the Associated Proposals: #628 for Heater Cleaning, #627 for Pump Tube Replacement, #629 for Mushroom Motor Bearings Replacement, and #630 for Mushroom Motor Replacement.

ON MOTION by Ms. Ezzell, seconded by Mr. Summers, with all in favor, the Board authorized District Staff to solicit proposals for the Waterline Tile Replacement, pending confirmation of the timeline of this item within the reserve study.

Consideration of Pond Pine Straw Mulch Proposals

Ms. Carlino-McGowan gave an overview of the three proposals received for pine straw mulch around the ponds.

There was discussion regarding the need for the mulch, locations, and mulch options.

Mr. Jackson noted the agreement could include a clause regarding the accountability of the scope of work.

There was brief discussion regarding the scope of work.

ON MOTION by Mr. Rice, seconded by Ms. Hill, with all in favor, the Board approved Pond Pine Straw Mulch Proposal from Masters.

There was brief discussion regarding the bale cost included in the proposal versus the scope of work. Ms. Buchanan noted the agreement will be written accordingly.

Consideration of Windows & Doors Store Proposal #589 for Clubhouse Doors Weather Stripping Replacement

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

ON MOTION by Mr. Gossman, seconded by Ms. Ezzell, with all in favor, the Board approved the Windows and Doors Store Proposal #589 for Clubhouse Doors Weather Stripping Replacement.

Consideration of Lawn Enforcement Agency Proposal #9111 for Irrigation Network Upgrades

Ms. Carlino-McGowan noted Lawn Enforcement Agency was in attendance to give an overview of the proposal. It was noted it is not an emergency, but needs to be upgraded based on previous upgrades to Controller B.

Mr. Rice recommended deferring any Lawn Enforcement Agency proposals until the RFP process is completed.

Mr. Summers noted he submitted questions regarding the entire system.

The Board agreed to hear the presentation.

Lawn Enforcement gave an overview of the proposal and answered Mr. Summer's submitted questions.

There was brief discussion regarding the proposal and cost.

ON MOTION by Mr. Rice, seconded by Mr. Summers, with all in favor, the Board agreed to table the Lawn Enforcement Agency Proposal #9111 for Irrigation Network Upgrades.

Consideration of Paint Color Suggestions for Maintenance Shed

Mr. Jackson noted Mr. Yancey provided comments related to this during the public comment period. It was noted that if the Board chooses to move forward with changing the maintenance shed color, it will require approval by the ARB. If approved, District Management would move forward with soliciting at least three proposals.

There was discussion regarding the current color of the maintenance shed and options.

Ms. Carvalho recommended that the Board choose one to present to the ARB.

The Board agreed on Option 2.

ON MOTION by Ms. Ezzell, seconded by Mr. Rice, with all in favor, the Board approved the Paint Color Suggestion Option 2 for the Maintenance Shed and authorized District Management to submit the approval to the ARB Board.

Ratification of Addendum to EverOn Access Control System Service Proposal

Mr. Jackson presented the ratification items and noted they all have previously been approved.

Ratification Lawn Enforcement Agency Proposal #8887 to Remove Fallen Tree Between Lots 321 & 322

This item was previously approved and is solely for ratification.

Ratification of Lawn Enforcement Agency Proposal #8964 to Remove Fallen Tree on Walking Trail

This item was previously approved and is solely for ratification.

Ratification of Lawn Enforcement Agency Proposal #8971 to Replace Irrigation Controller B

This item was previously approved and is solely for ratification.

Ratification of Quality Seal Services LLC Proposal #118 for Pool Deck Paver Repairs

This item was previously approved and is solely for ratification.

Ratification of R.E. Arnold Proposals for Sinkhole Repairs

This item was previously approved and is solely for ratification.

Ratification of Redline Electric Proposal to Replace Kitchen GFCI Receptacle

This item was previously approved and is solely for ratification.

Ratification of Southern Escapes Estimate for Pool Surge Tank Fiberglass Repair

This item was previously approved and is solely for ratification.

Ratification of Southern Escapes Proposal #539 for Pool Repairs

This item was previously approved and is solely for ratification.

Ratification of Workman Forestry Proposal to Mow Gopher Tortoise Reserve

This item was previously approved and is solely for ratification.

ON MOTION by Mr. Summers, seconded by Ms. Ezzell, with all in favor, the Board ratified the Addendum to EverOn Access Control System Service Proposal, the Lawn Enforcement Agency Proposal #8887 to Remove Fallen Tree Between Lots 321 and 322, the Lawn Enforcement Agency Proposal #8964 to Remove Fallen Tree on Walking Trail, the Lawn Enforcement Agency Proposal #8971 to Replace Irrigation Controller B, the Quality Seal Services LLC Proposal #118 for Pool Deck Paver Repairs, the R.E. Arnold Proposals for Sinkhole Repairs, the Redline Electric Proposal to Replace Kitchen GFCI Receptacle, the Southern Escapes Estimate for Pool Surge Tank Fiberglass Repair, the Southern Escapes Proposal #539 for Pool Repairs, and the Workman Forestry Proposal to Mow Gopher Tortoise Reserve.

Ratification of Payment Authorization Nos. 350 – 355

The Board reviewed the payment authorizations.

ON MOTION by Mr. Summers, seconded by Ms. Ezzell, with all in favor, the Board ratified Payment Authorization Nos. 350-355.

Review of District Financial Statements

The Board reviewed the District Financial Statements through May 2026.

There was brief discussion regarding the reclaimed water line items. It was noted the Amenity Center reclaimed water is a separate line item.

Ms. Carlino-McGowan gave an overview of the new spreadsheet and the statement regarding the reclaimed water from Lawn Enforcement. This will be forwarded to the Board. It was noted there were several zones that were not turned on previously.

There was continued discussion regarding the reclaimed water line item and the system working correctly.

Ms. Hill recommended getting a usage report. It was noted that Ms. Cuesta provided that information in the spreadsheet that will be sent to the Board.

No action was required.

<u>**THIRD ORDER OF BUSINESS**</u> **Other Business**

Staff Reports

District Counsel – Ms. Buchanan gave an update on the legislative session bills. It was noted that the CDD Supervisor recall bill has passed and will go into effect on July 1.

District Engineer – Not present.

District Manager – Mr. Jackson noted the next meeting is scheduled for July 17th.

Ms. Hill recommended moving the Public Hearing on the budget to the evening to allow for more resident attendance.

Ms. Carvalho noted the Public Hearing for the budget was already approved and cannot be adjusted at this time. This can be adjusted for future annual meetings.

There was lengthy discussion regarding adjusting the August Public Hearing and the meeting schedule. It was noted the Public Hearing is scheduled for August 21st at 11:30 AM.

There was discussion regarding the agendas for the upcoming meetings and budget timeline.

Ms. Carvalho recommended setting up a meeting with Ms. Hill to go over the budget.

Mr. Jackson gave an RFP timeline update. It was noted the previous RFP manual needed to be updated, which has been started. Berman will be reviewing to provide any professional landscape updates, as they will not be a proposer. Tentatively, this RFP process will be completed by the August or September meeting. Mr. Jackson will send out the current red line document to the Board. It was noted the current contract lapses in September, but the contract is automatically renewed if not canceled. There is a 30-day termination clause.

There was brief discussion regarding the RFP process posting and providing vendors with the information.

Field Manager & Lifestyle Coordinator – Ms. Carlino-McGowan noted the report is included within the agenda packet.

Ms. Dawson gave an overview of recent and upcoming Lifestyle events.

Lawn Enforcement Agency gave an update on landscaping and irrigation, which was interrupted by Mr. Jackson due to some of the information being inappropriate for the Board Meeting.

FOURTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

A resident, Mr. Momol, commented regarding the District Financial statements and playground shade. Mr. Jackson noted that neither of those are action items.

Mr. Rice commented regarding the playground shade structure and recommended getting proposals to move the playground under the oak trees for natural shade. Ms. Hill noted it could disrupt the oak and an arborist would need to access the area.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the Board authorized District Staff to request tentative approval from the ARB and to get the area assessed by an arborist.

There was brief discussion regarding the proposed shade structure. It was noted that Berman will be providing a proposal for taking the shade structures down during emergency weather. Ms. Carlino-McGowan will get other proposals as well.

There was brief discussion regarding a handout provided to the Board by Lawn Enforcement Agency. It was noted any responses can be sent to District Management.

Mr. Summers commented on the agendas that are placed on the website. Mr. Jackson gave an overview of how items are placed within the agenda and how updates are handled.

Mr. Summer questioned if there was a lightning detector at the pool. It was noted there is not a lightning detector at the pool.

Mr. Summers commented on the broken sidewalk. Ms. Carlino-McGowan noted the repair will be after the rainy season.

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 Ms. Ezzell, seconded by Mr. Gossman, with all in favor, the June 26, 2026, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 1:29 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson