PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' SPECIAL MEETING
Thursday, July 23, 2026
11701 SW 30th Avenue, Gainesville, FL 32608
4:30 p.m.

Board Members present at roll call:

Tara Ezzell	Chairperson
Marshal Rice	Vice Chair
Kelsy Hill	Assistant Secretary
Gary Gossman	Assistant Secretary
Bill Summers	Assistant Secretary

Also present were:

Vivian Carvalho	District Manager – PFM Management Services LLC	
Kwame Jackson	Associate DM - PFM Management Services LLC	(via phone)
Ashley Quiros	Assistant DM – PFM Management Services LLC	(via phone)
Jennifer Glasgow	District Accountant – PFM Management Services LLC	
Katie Buchanan	District Counsel - Kutak Rock LLP	(via phone)
Alisa Carlino-McGowan	Amenities Manager – Berman	
Matthew Davenport	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 4:3 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

Mr. Momol, a homeowner, commented on record his concerns with budget increases.

Mr. Ruzzarin commented on the budget regarding website maintenance fees and what services are being rendered. He requested a breakdown of the internet and cable line item.

Mr. Rob Wright – no comments at this time.

SECOND ORDER OF BUSINESS **Business Matters**

Consideration of the Minutes of the June 26, 2026, Board of Supervisors' Meeting

Ms. Hill requested changes to the meeting minutes to address concerns of the dog park not being discussed and requested a Special Meeting to address the dog park so that all residents could be present. Also, requested changes to page 2 regarding "all in favor".

The Board reviewed the minutes with Ms. Hill's suggested corrections.

ON MOTION by Ms. Ezzell, seconded by Mr. Summers, with all in favor, the Board approved the Minutes of the June 26, 2026, Board of Supervisors' Meeting, in substantial form.

Review and Discussion of Amended Fiscal Year 2027 Proposed Budget and Financing Options

Ms. Carvalho mentioned that the previously approved 2027 budget needed corrections due to a miscalculation, resulting in a shortfall.

The Board reviewed and discussed the various options.

Mr. Gossman – Option 3
Ms. Ezzell – Option 2
Mr. Summers – Option 2
Ms. Hill – Option 3
Mr. Rice – Option 3

There was lengthy discussion regarding the budget.

ON MOTION by Ms. Ezzell, seconded by Mr. Summers, with all in favor, the Board approved Option 3 of the Amended Fiscal Year 2027 Proposed Budget and Financing Options.

Ratification of Lloyd's Exercise Equipment, LLC Estimates 68177-1 & 68177-2 for Equipment Repairs and Plyo Box Replacement

The Board reviewed the estimates.

ON MOTION by Mr. Summers, seconded by Ms. Hill, with all in favor, the Board ratified Lloyd's Exercise Equipment, LLC Estimates 68177-1 & 68177-2 for Equipment Repairs and Plyo Box Replacement.

Ratification of W.W. Gay Proposal for Repair of Condenser Leak

The Board reviewed the Proposal.

ON MOTION by Mr. Summers, seconded by Mr. Rice, with all in favor, the Board ratified W.W. Gay Proposal for Repair of Condenser Leak.

Review of District Financial Statements

The Board reviewed the Financial Statement.

ON MOTION by Ms. Hill, seconded by Ms. Ezzell, with all in favor, the Board approved the District Financial Statements.

THIRD ORDER OF BUSINESS **Other Business**

Staff Reports

District Counsel – No report.

District Manager – Ms. Carvalho noted the RFP will be advertised on Monday, July 27, 2026, and the deadline is Wednesday, August 26, 2026.

Ms. Carvalho noted the Budget Public Hearing is scheduled for August 21st at 11:30 AM.

A special meeting was scheduled for September 18, 2026, at 11:00 AM – 1:00 PM during which the Board will review the process and procedures for handling multiple bids/proposals for services.

Amenity Manager & Lifestyle – Ms. Carlino-McGowan noted the pickleball court is open. Residents have requested to move the open play from the back two courts to the front two courts.

Ms. Carlino-McGowan discussed the quote from Everon regarding the keycards. The wrong keycards were originally ordered, and the correct keycards were an additional $252.32; a total of $1,264.32.

ON MOTION by Mr. Summers, seconded by Ms. Ezzell, with all in favor, the Board approved the Revised Everon Proposal.

Ms. Carlino-McGowan discussed the proposals for painting the Storage Building.

The Board reviewed the proposals and approved the proposal with Color Pros Painting pending approval by the ARB.

ON MOTION by Ms. Ezzell, seconded by Mr. Gossman with all in favor, the Board approved the Storage Building Painting Proposal from Color Pros Painting.

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

There were no Supervisor requests.

Mr. Momol, commented regarding the disclosure of reserve funds. He mentioned the RFP Budget for Landscape and the possibility of 20% overspending.

Mr. Razzarin requested lighting at the pickleball courts or being able to request the tennis courts to play pickleball. He also requested seating.

There were no further comments at this time.

FIFTH ORDER OF BUSINESS — **Adjournment**

There was no further business to discuss.

On MOTION by Mr. Summers, seconded by Ms. Hill, with all in favor, the July 23, 2026, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 6:27 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson