**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT**
**BOARD OF SUPERVISORS' MEETING**
**Thursday, August 21, 2026**
**11701 SW 30th Avenue, Gainesville, FL 32608**
**11:30 a.m.**

Board Members present at roll call:

| | | |
|---|---|---|
| Marshal Rice | Vice Chair | |
| Kelsy Hill | Assistant Secretary | (via phone) |
| Gary Gossman | Assistant Secretary | |
| Bill Summers | Assistant Secretary | |

Also present were:

| | | |
|---|---|---|
| Kwame Jackson | Associate DM – PFM Management Services LLC | |
| Ashley Quiros | Assistant DM – PFM Management Services LLC | (via phone) |
| Jennifer Glasgow | District Accountant – PFM Management Services LLC | |
| Racheal Meade | District Manager – PFM Management Services LLC | (via phone) |
| Vivian Carvalho | District Manager – PFM Management Services LLC | (via phone) |
| Katie Buchanan | District Counsel - Kutak Rock LLP | (via phone) |
| Alisa Carlino-McGowan | Amenities Manager – Berman | |
| Matthew Davenport | Berman | |
| Grant Philbeck | Berman | |
| Destyni Dawson | Admin Assistant - 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 11:30 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**

There were no public comments.

**Consideration of Resolution 2026-09, Adopting Goals, Objectives and Performance Measures and Standards for Fiscal Year 2026-2027**

Mr. Jackson noted that this is a statutory requirement.

Mr. Jackson noted that throughout the fiscal year, the goals can be adjusted.

ON MOTION, by Mr. Gossman, seconded by Mr. Summers, with all in favor, the Board approved the Resolution 2026-09, Adopting Goals, Objectives and Performance Measures and Standards for Fiscal Year 2026-2027.

**SECOND ORDER OF BUSINESS** **Business Matters**

**Consideration of the Minutes of July 23, 2026, Board of Supervisors' Special Meeting**

The Board reviewed the minutes.

ON MOTION, by Mr. Rice, seconded by Mr. Summers, with all in favor, the Board approved the Minutes of the July 23, 2026, Board of Supervisors' Special Meeting.

**Public Hearing on the Adoption of the Fiscal Year 2026-2027 Budget and Appropriating Funds**

- **Public Comments and Testimony**
- **Board Comments**
- **Consideration of Resolution 2026-10, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds**
- **Consideration of Resolution 2026-11, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026-2027**

Ms. Buchanan suggested that the Board combine the Budget and Assessment Hearings, allowing for public comments on both.

Mr. Jackson requested a motion to open the public hearing.

ON MOTION, by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board opened the public hearing.

There were no public comments.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board closed the public hearing.

Ms. Hill commented on the lifestyle capital fund line item and suggested a budget of $5,000.00.

Ms. Glasgow reviewed the lifestyle capital fund line item with the Board.

Ms. Hill noted that the utility cart budget currently reflects zero and suggested a budget of $1,000.00 for potential repair costs. The Board agreed to update the budget to $1,200.00.

Mr. Summers requested an update to the title "Utility Cart". The title was changed to Maintenance Vehicle.

Ms. Hill noted that employee holiday bonus and employee recognition lunches were at zero and suggested $1,000 for employee bonuses and $400 for employee recognition lunches.

Mr. Jackson noted that during the 2027 proposed budget meeting, it was suggested to remove the holiday bonus and employee recognition lunch items because the staff is employed by Berman and it is Berman's responsibility.

Ms. Buchanan noted the District does not hire employees, they hire firms and the firms hire the physical bodies to do the work. The District does not employee or set salaries.

Ms. Carvalho noted the budget is consistent with the contract with Berman.

Ms. Hill noted that she would like further clarification of the contract with Berman and the salaries of employees.

Mr. Jackson noted that previous budgets had holiday bonus and employee recognition lunches as additional incentives.

Mr. Rice noted that he would like the holiday bonus and employee recognition line items added back to the budget.

Ms. Hill asked about syncing the contracts with Berman to align with the Fiscal Year.

Mr. Davenport noted that the compensation cycle can be adjusted to coordinate with District's budget cycle.

Ms. Carvalho noted that the Budget does not reflect the potential salary adjustments with Berman employees.

Ms. Hill noted the Retention Pond Bank Maintenance line-item has $60,000.00 and questioned what the fund will be used for.

There was brief board discussion about the ponds and maintenance repairs needed.

Mr. Jackson noted that this line item came in due to the need for pond plants and that project will start in the new fiscal year.

Ms. Glasgow noted that with the current changes, the contingency is $217,622.51, Lifestyle Capital at $5,000 and Maintenance Vehicle, formerly known as the utility cart at $1,200.00.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board approved Resolution 2026-10, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds.

Ms. Glasgow gave a brief overview of the Assessments Roll for Fiscal Year 2026-2027.

Mr. Summers requested clarification on page 40 and how to find the correct assessment for the property owner. He suggested a direct link to the property appraiser's site.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board approved Resolution 2026-11, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026-2027.

**Public Hearing on the Adoption of Revised Rules of Procedure**

- **Public Comments and Testimony**
- **Board Comments**
- **Consideration of Resolution 2026-12, Adopting Revised Rules of Procedure**

Mr. Jackson requested a motion to open the public hearing.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board opened the public hearing.

There were no public comments.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board closed the public hearing.

Ms. Buchanan noted that the rules of procedure have been updated to incorporate statutory changes or administrative changes. She gave a brief overview of the updates.

Mr. Rice questioned the conflict-of-interest procedure and suggested changes to the rules for members who sit on multiple boards with multiple votes.

Ms. Buchanan gave an overview of the conflict-of-interest rules of procedure.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, opposed by Mr. Rice, the Board approved Resolution 2026-12, Adopting Revised Rules of Procedure.

**Consideration of Resolution 2026-13, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027**

The Board reviewed the annual meeting schedule.

Mr. Jackson noted that June 17, 2027, meeting date is considered a holiday and suggested moving the meeting to June 11, 2027.

Ms. Hill suggested the July 16, 2027, meeting be held at 6:00pm so that residents can participate.

ON MOTION, by Mr. Gossman, seconded by Ms. Hill, with all in favor, the Board approved Resolution 2026-13, Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027, meeting on the third Friday, every other month, with the exception of June 11, 2027, at 11:30 a.m. and July 16, 2027 at 6 p.m., at 11701 SW 30th Avenue, Gainesville, FL 32608.

**Consideration of Resolution 2026-14, Declaring Vacancy on the Board for Seat 4**

Mr. Jackson gave a brief overview of the seat 4 vacancy.

ON MOTION, by Mr. Rice, seconded by Mr. Summers, with all in favor, the Board approved Resolution 2026-14, Declaring Vacancy on the Board for Seat 4.

**Consideration of Playground Shade Structure Project**

Mr. Jackson gave an overview of the Playground Shade Structure Project.

Ms. Carlino-McGowan reviewed the recommendations by the Berman team.

There was brief discussion amongst the Board regarding the project and what is included in the proposal.

Mr. Rice noted his concern due to previous vandalism and liabilities.

There was brief discussion amongst the Board regarding whether the project provides shade and temperature reduction.

Mr. Jackson noted that they will contact the vendor regarding options for more coverage, less sun exposure and recommendations for additional cooling services.

This item was deferred.

**Consideration of Extending Security Guard Engagement**

Mr. Jackson noted that security services were effective in the summer and the Amenities Team made a request to extend the services. The suggestion is to extend security services until September 30, 2026, at the amount of $7,480.

There was discussion amongst the Board about having security present year-round for fiscal year 2027. Proposals will be acquired.

ON MOTION, by Mr. Summers, seconded by Mr. Rice, with all in favor, the Board approved Extending Security Guard Engagement.

**Consideration of Proposals for 24th Avenue Plant Bed Refresh**

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

Mr. Summers noted waiting until cooler temperatures.

This item was deferred.

**Consideration of Proposals for Fitness Center LED Recessed Light Replacement**

Ms. Carlino-McGowan noted that ten fixtures need to be replaced.

Mr. Hill noted her concern with the price of the lighting.

Mr. Jackson requested Ms. Carlino-McGowan to get an itemized breakdown.

Mr. Jackson asked the Board to give the chair authority to execute, not to exceed $3,150.

There was discussion amongst the Board regarding lighting replacement.

ON MOTION, by Mr. Rice, seconded by Mr. Gossman, with all in favor, the Board approved District Staff to work with Ms. Hill for Fitness Center LED Recessed Light Replacement not to exceed $3,150.00.

**Consideration of Proposals for Clubhouse Laminate Floor Restoration**

The Board reviewed the proposals.

Ms. Carlino-McGowan noted that the flooring is scratched up and The Best Restoration will be able to restore the floor. She noted that eventually, the floors will need to be replaced.

ON MOTION, by Mr. Summers, seconded by Ms. Hill, with all in favor, the Board approved Proposals for Clubhouse Laminate Floor Restoration with The Best Restoration, not to exceed $2,523.00.

**Consideration of Proposals for Tree Removal in Common Areas**

Mr. Jackson noted that there is a total of four areas of trees that have been reported. He noted that one tree has damaged a property.

Mr. Jackson asked the Board to approve the proposal from Lawn Enforcement Agency in the amount of $4,545.

ON MOTION, by Mr. Summers, seconded by Ms. Hill, with all in favor, the Board approved District Staff to work with Mr. Rice to get proposals for Tree Removal in Common Areas not to exceed $4,545.00.

**Discussion of Community Mulch**

Mr. Jackson noted that the annual mulching is separate from the amenity mulching.

Mr. Jackson noted that it was time to solicit proposals.

There was brief discussion about hand placing versus blowing the mulch in.

Proposals will be sought.

ON MOTION by Ms. Hill, seconded by Mr. Rice, with all in favor, the Board approved the District to solicit Proposals to mulch.

**Discussion of Parker Road Campus Project by Westside Baptist Church**

Mr. Jackson reviewed the Parker Road campus project with the Board.

Mr. Summers noted that he attends Westside Baptist Church.

Mr. Summers noted that a formal request was not provided and GRU, the utility company of record, should be providing more tangible utility information.

The Board agreed that they need plans and maps to continue further discussion of the project.

Ms. Hill agreed to work on this with the District.

This item was deferred.

**Ratification of PFM Management Services LLC Fee Increase Letter**

**Ratification of Southern Escapes Estimates #835 for Stenner Pump Repair**

**Ratification of Southern Escapes Estimates #836 for Black Algae Treatment**

**Ratification of Payment Authorization Nos. 356-361**

Mr. Jackson reviewed the items with the Board.

ON MOTION, by Mr. Summers, seconded by Mr. Gossman, with all in favor, the Board ratified PFM Management Services LLC Fee Increase Letter, Southern Escapes Estimates #835 for Stenner Pump Repair, Southern Escapes Estimates #836 for Black Algae Treatment and Payment Authorization Nos. 356-361.

**Review of District Financial Statements**

Mr. Jackson noted that the financials are updated through July 2026.

Mr. Summers noted that he received a general ledger with a significant number of reclassifications in July and was curious about the carry-over amounts.

Ms. Glasgow discussed the carry forward amounts and the general ledger. She also noted the reclassifications in July were due to administrative cleaning up.

**THIRD ORDER OF BUSINESS** **Other Business**

**Staff Reports**

**District Counsel** – No report.

**District Manager** – The next meeting will be a special meeting on September 18, 2026.

Mr. Jackson gave an update on the RFP process and noted there was a need to move the proposal deadline from August 26, 2026, to Thursday, September 3, 2026.

**Amenity Manager** – Ms. Carlino-McGowan noted the pickleball court is open. Residents have requested installing solar lighting at the pickleball court or allowing a tennis court to be used for pickleball after dusk.

The Board briefly discussed the options and noted that lights were not initially installed at the pickleball court so that the noise would stop at dusk. They also noted that pickleballs cannot be used on the tennis courts due to possible surface wear and noise.

Ms. Carlino-McGowan will get proposals for a bench at the pickleball court.

ON MOTION, by Mr. Rice, seconded by Mr. Gossman with all in favor, the Board denied the request to install solar lighting at the pickleball court or to allow the tennis courts to be used as a pickleball court after dusk.

Ms. Dawson noted that they would like to bring back line dancing next summer. She also noted that the healthy cooking class is returning, and the fall community yard sale is coming up on September 12, 2026. Florida Friendly Landscaping Seminar is coming up on the 15th and AR workshop will be coming back with Arts and Crafts for the residents. She noted that more will come as the holidays approach.

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

An audience member commented on the need for higher quality cameras.

Mr. Summers questioned when the shed will be painted.

Mr. Rice noted that Lawn Enforcement should provide photos with proposals.

There were no further comments at this time.

**FIFTH ORDER OF BUSINESS** **Adjournment**

There was no further business to discuss.

On MOTION, by Mr. Rice, seconded by Mr. Gossman, with all in favor, the August 21, 2026, Board of Supervisors' Meeting of the Parker Road Community Development District was adjourned at 3:17 p.m.

Tara Ezzell

Secretary/Assistant Secretary

Chairperson/Vice Chairperson