

**PARKER ROAD COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING  
Friday, October 20, 2023  
11701 SW 30<sup>th</sup> Avenue, Gainesville, FL 32608  
1:00 p.m.**

Board Members present at roll call:

Andy Hagan	Chairperson
Barbara Staras	Vice Chairperson
Dan Middleton	Assistant Secretary
Tara Ezzell	Assistant Secretary
Kevin McGee	Assistant Secretary

Also present were:

Vivian Carvalho	District Manager - PFM Group Consulting LLC
Venessa Ripoll	District Manager - PFM Group Consulting LLC (via phone)
Kwame Jackson	ADM - PFM Group Consulting LLC (via phone)
Katie Buchanan	District Counsel - Kutak Rock LLP (via phone)
Jennifer Glasgow	District Acct. - PFM Group Consulting LLC (via phone)
Carrie Gailfoil	Leland Management, Inc.
Alisa Carlino-Mcgowan	Leland Management, Inc.
Carla De Yorgi	Leland Management, Inc.
Various Audience Members	

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

This meeting was called to order by Ms. Carvalho at 1:00 p.m. and roll call was initiated. Quorum was established with the attendance of Board Members outlined above. Others in attendance or via speaker phone are listed above.

**Public Comment Period**

There were no comments at this time.

**SECOND ORDER OF BUSINESS**

**General Business Matters  
Consideration of the Minutes of  
the August 18, 2023, Board of  
Supervisors' Meeting**

The Board reviewed the minutes.

On MOTION by Mr. Middleton, seconded by Ms. Ezzell, with all in favor, the Board approved the Minutes of the August 18, 2023, Board of Supervisors' Meeting.

**Consideration of Resolution 2024-01, Adopting the Revised Fiscal Year 2023 Budget**

On MOTION by Mr. McGee, seconded by Ms. Staras, with all in favor, the Board approved Resolution 2024-01, Adopting the Revised Fiscal Year 2023 Budget.

**Update on Adopted Amenities  
Rules & Policies**

Ms. Carvalho presented the final document with all the changes made to Amenities Rules & Policies. She stated that this document will be posted on the website.

**Update on Pool Heater and  
Discussion on Operating Costs  
During Winter Months**

Ms. Gailfoil provided an update. She stated that they have one heater that is up and running, the temperature is currently set at 83 degrees with a 3-degree variance. They are working to get the other heater up and running. It was mentioned that GRU bills monthly.

**Discussion on Reserve Account  
and Reallocation of Funds from  
Fiscal Year 2024 Budget**

Mr. Plenzler provided an update. He mentioned that there are four budgets in the 2024 Budget that they are not likely to use or were put on hold. Two of the projects are in the Capital Reserve Fund, leaving \$103,000 that can be isolated out of the \$225,000 that they are looking to build by the end of the year. They would like to be able to take \$50,000 out of the Contingency Fund.

**Ratification of District  
Management Fee Agreement**

On MOTION by Ms. Staras, seconded by Ms. Ezzell, with all in favor, the Board ratified the District Management Fee Agreement.

**Ratification of GFL Environmental  
Service Agreement**

On MOTION by Mr. Middleton, seconded by Mr. McGee, with all in favor, the Board ratified the GFL Environmental Service Agreement.

**Ratification of Leland Management  
Revised Agreement**

Ms. Carvalho mentioned that they do not have the agreement ready for the meeting today. Ms. Staras said that they are discussing mutual indemnification with Leland Management. Ms. Buchanan stated that all of the amenity management companies that they work with are starting to struggle with the cost to provide insurance coverage.

**Ratification of Payment  
Authorizations # 215 - 222**

The Board reviewed the payment authorizations. There was a question about the cost for the sidewalk repair.

On MOTION by Ms. Staras, seconded by Mr. Middleton, with all in favor, the Board ratified Payment Authorizations # 215 - 222.

**Review of District Financial Statements**

The Board reviewed the District Financial Statements as at September 30, 2023.

**THIRD ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – No report.

**District Engineer** – Not present.

**District Manager** – Ms. Carvalho stated that the next meeting is scheduled for January 19, 2024 at 1:00 p.m. They will cancel the December 15, 2023 meeting as there will be an event occurring that day.

**Amenity Manager & Lifestyle Coordinator** – Ms. Gailfoil mentioned that they are waiting on a proposal from the roof contractor to be able to start the repair to the stucco in the breezeway. Trees were trimmed along the main road and new flowers were planted around the amenity center at both entrances. They have received two “No Soliciting” signs which will be installed soon. Some of the pool lights need to be replaced and they are waiting on a proposal.

Ms. Carlino-McGowan provided an update on the events that have taken place.

Ms. Carvalho mentioned that they have gotten an additional debit card for upcoming events.

**FOURTH ORDER OF BUSINESS**

**Audience Comments and Supervisors Requests**

There were no additional comments at this time.

**FIFTH ORDER OF BUSINESS**

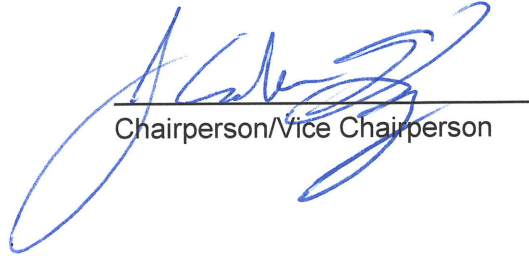
**Adjournment**

There was no further business to discuss. Ms. Carvalho requested a motion to adjourn.

On MOTION by Ms. Staras, seconded by Mr. Middleton, with all in favor,  
the October 20, 2023, Board of Supervisors' Meeting of the Parker Road  
Community Development District was adjourned at 1:30 p.m.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson