

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

January 21, 2015 Minutes of Meeting

MINUTES OF REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on Wednesday, January 21, 2015 at 4:00 p.m. at The Lake House, located at 11740 Casa Lago Lane, Tampa, Florida 33626.

1. CALL TO ORDER/ROLL CALL

Mr. Howell called the regular meeting of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, January 21, 2015 at 4:05 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
David Bly	Vice Chairman
Erica Lavina	Supervisor
J.C. Lazaro	Supervisor (<i>arrived at 4:15 pm</i>)
Tony Jones	Supervisor (<i>via speakerphone</i>)

Staff Members Present:

Brian Howell	District Manager, Meritus
Tonja Stewart	District Engineer

Richard Seaman	ValleyCrest
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Residents Present:

Five (5) Residents

2. SUPERVISOR REQUESTS AND AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

One of the residents would like the clock area enhanced and asked of the status of paver repairs. Mr. Howell stated that the CDD electrician and staff would be meeting Altman to review possible construction damage along with Supervisor Jones. Mr. Howell said that the pavers will be addressed as the apartment construction closes out as the District opts to look at enhancement once construction is completed.

Another resident asked when the debt service ends. Mr. Howell asked the resident to email him so he can give him the exact year it expires. Mr. Howell also advised that the O&M would continue to be an assessment when the debt service expires. Mr. Howell will also email the resident the financials upon request and stated that they are posted on the website.

A resident asked about the walk through area in Lake Dagny and ValleyCrest will send Mr. Howell a proposal for using plant material as a screen.

Ms. Stewart will check on the pothole and advised they could not block drains with any type of safety device because the storm water could not be impeded.

3. VENDOR AND STAFF REPORTS

A. District Engineer

Ms. Stewart went over her report and stated she and her team had reviewed any issues with one way signage and their best recommendation would be to do pavement marking. She will bring proposals to the next meeting and she will liaison with Mr. Howell and Supervisor Jones for initial areas to be marked.

Ms. Stewart then went over the reclaim situation for Calf Path. After a lot of research and getting different answers she has confirmed there is not reclaim available for this section. The County will come out and install it but they will assess the owners in there. There was much discussion on what was available and proper line size needed. In the end the Board decided this was not a CDD responsibility to have reclaim run back to this neighborhood. It would be on the HOA or owners to provide the service. MS. Stewart advised there would be some additional items/requirements for storm water compliance that the Fed/State agencies would be requiring and she would keep District posted.

B. District Counsel

C. District Manager Report

i. Staff Task List

ii. Pressure Washing Bids

The Board reviewed the bids by Spearem and Great White. Spearem was the low bid and has done work for the District and for Meritus. Mr. Howell confirmed that all bids were "apple to apple" and Meritus had met each vendor on site twice to go over the areas.

MOTION TO:	Award Spearem the pressure washing work.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	5/0 - Motion passed unanimously

D. Field Inspection Report

i. Austin Outdoor Reports

ii. Speed Sign

The Board reviewed the data and asked Mr. Howell to work with Supervisor Jones and move the sign to another location. At the next meeting, the Board is to review data and consider utilizing an off duty sheriff patrol for problem areas.

E. ValleyCrest Landscape

Richard Seaman presented proposals for the enhancement at Calf Path. There was one Calf Path resident in attendance and they had the opportunity to review the plan and liked it.

MOTION TO:	Approve proposal.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

The Board and Mr. Seaman reviewed the tree maintenance plan and the cost to do all is \$35,000.00. Mr. Seaman recommended the Board pick priority areas and do it over a few years. The Board and Mr. Seaman reviewed and agreed that Mr. Seaman is to come back to the next meeting with suggested priority locations and costs. Supervisor Jones and Mr. Seaman are to ride the site and review priority areas. Mr. Seaman reviewed the proposal for Windsor/ Mandolin and the Board was good with the plan.

MOTION TO:	Approve the proposal for Windsor/Mandolin.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Mr. Howell is to have a report showing where they could pull funds for tree care program at the next meeting.

Mr. Seaman went over the status of the current mainline repair and other repairs. He confirmed he would have proposals for adding sod/irrigation along Race Track Road by the end of the week. Mr. Seaman also confirmed liquid fertilizer application to the Crape Myrtles and Spring Schedule.

F. Pond Clean Up Proposals

i. Austin Outdoor Pond Proposal

ii. Remson Aquatics Pond Proposal

The Board reviewed the proposals to clean up the front pond at the entrance to Highland Park. Remson Aquatic's was the low bid followed by Austin and Aquatic Systems. Supervisor Lazaro

and Mr. Howell have worked with Remson and were comfortable with their work. The Board agreed to go with Remson as they were the low bid and a responsible provider. They were several thousand dollars cheaper than the next bid.

MOTION TO:	Accept Remson Bid.
MADE BY:	Supervisor Lazaro
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Mr. Howell was asked to bid out the aquatics program and to have bids at the next meeting.

4. BUSINESS ITEMS

A. Mandolin Encroachment Contracts

Supervisor Cockerell advised the Board that five (5) agreements were expiring soon and the Board would need to review the applications and approve or deny them. There was much discussion by the Board on whether to approve future agreements. Supervisor Cockerell stated she was opposed in the past and still is. The remainder of the Board seemed to be okay with it as long as the application was sent in properly, fees paid, and language the same which protects the District. Mr. Howell advised that recently on other sites Counsel has been okay with these agreements as long as a structure does not impede maintenance, storm water or cause a line of sight issue. Meritus is to ensure that letters go out to owners advising them they need to apply again and that the current agreement is expiring. The Board will review as they are submitted and no further action at this time will be needed.

B. General Matters of the District

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting, Nov. 19, 2014

MOTION TO:	Approve November minutes.
MADE BY:	Supervisor Lazaro
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Operation & Maintenance Expenditures (Admin) January

C. Consideration of Operation & Maintenance Expenditures (Highland Park) January

**D. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor)
January**

MOTION TO:	Approve O&M's B-D.
MADE BY:	Supervisor Lazaro
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	5/0 - Motion passed unanimously

The Board would like to ensure that the holiday décor is fluffed and the vendor uses more attention to detail. The price for next year is to include wreaths with garland at the Mandolin monuments.

E. Review of Financial Statements Month Ending November 30, 2014

The financials were accepted as presented.

6. SUPERVISOR REQUESTS

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

It was asked if all of Altman's signage was approved by the County and Supervisor Jones will forward the information he has from Heidt.

A resident asked if the apartment tenants have access to the lake and it was stated that the HOA controls the first 25 feet of bank so they should not. It is thought that the apartments only belong to the District and not the HOA so no access would be granted unless approved by the Association.

It was asked if owners own land all the way to the lake in the Pepin area and the answer was yes, they own to the water's edge.

Mr. Howell is to get color choices for doing maintenance and painting to monuments at Windsor/Mandolin.

It was requested to have the palmettos cut back as they were blocking the stop sign at Lake Dagney.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	5/0 - Motion passed unanimously

**These minutes were done in summary format.*

**Copy of audio tape available on request.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on February 18, 2015.

Doris Cockerell
Signature

Doris Cockerell
Printed Name

Title:
☒ **Chairman**
☐ **Vice Chairman**

Brian Howell
Signature

Brian Howell
Printed Name

Title:
☐ **Secretary**
☒ **Assistant Secretary**

Recorded by Records Administrator

[Signature]
Signature

2/20/2015
Date

