

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

August 19, 2015 Minutes of Regular
Meeting and Public Hearing

MINUTES OF REGULAR MEETING AND PUBLIC HEARING

The Regular Meeting and Public Hearing of the Board of Supervisors for Park Place Community Development District was held on Wednesday, August 19, 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. Lamb called the Regular Meeting and Public Hearing of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, August 19, 2015 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
David Bly	Vice Chairman (<i>via speakerphone</i>)
Erica Lavina	Supervisor
J.C. Lazaro	Supervisor
Tony Jones	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
John Wegner	ValleyCrest
Tonja Stewart	District Engineer

Residents Present:

Several Residents

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

There were no questions and comments from the audience or the Supervisors.

3. VENDOR AND STAFF REPORTS

A. District Engineer

Ms. Stewart went over the issue with the striping and suggested that they block off the area that needs striped. It was not able to be done because of vehicles in the way. She informed the Board that the contractor requested a \$300.00 payment for time spent trying to do the striping. The Board agreed to pay the contractor \$300.00.

Ms. Stewart went over the sidewalk inspection and recommended grinding. The Board would rather see a complete replacement as they feel it would look better. Ms. Stewart stated it would cost approximately \$2,000.00 to replace that section of sidewalk. The Board then asked about

49 doing an injection process which is not as expensive. Mr. Lamb stated that other Communities
50 had done that and he would forward the information to Ms. Stewart.

51
52 There are still complaints on the drainage system. The Board feels this issue has been resolved
53 even though the residents are still stating there are safety issues.

54
55 Ms. Stewart has been speaking with the County regarding the decorative light poles and does not
56 think they are going to approve them.

57
58 The Board asked Ms. Stewart about nicer poles for some of the stop signs. Ms. Stewart informed
59 them that those were County property.

60
61 Ms. Stewart brought up the traffic calming study as the Board states that speeding in the
62 Community is still a problem. The consensus was that speed humps look better and slow people
63 down. It was stated a formal study could be done and discussed locations on where the main
64 speeding problems occur. Speed Tables were also discussed. They are still working with the
65 Sheriff's Department to come out during peak times to issue tickets.

66
67 One of the Supervisors brought up that they had paid nearly double what they had budgeted for
68 to the District Engineer. Ms. Stewart stated she could provide them with a summary report.

69
70 The Board asked what kind of striping was going to be used and Ms. Stewart stated it was
71 thermoplastic striping and that is what she recommended.

72
73 **B. District Counsel**

74 **C. District Manager Report**

75 **i. Staff Task List**

76 **ii. Spearem Boardwalk Proposal**

77
78 Mr. Lamb went over the Boardwalk proposal and stated it came in at a reasonable rate. Mr.
79 Lamb answered the Board's questions regarding what all would be done and the type of wood
80 that would be used. The Board asked if it would be stained and Mr. Lamb stated he would have
81 that included along with top grade wood.

83	MOTION TO:	Approve Spearem Boardwalk proposal and authorize
84		staff to negotiate final terms of contract.
85	MADE BY:	Supervisor Jones
86	SECONDED BY:	Supervisor Cockerell
87	DISCUSSION:	None further
88	RESULT:	Called to Vote: motion PASSED
89		4/0 - Motion passed unanimously

91
92 **iii. ValleyCrest Clubhouse Parking Enhancements**

93 **iv. ValleyCrest Plant Replacement Proposal**

94
95 *****ValleyCrest presented their proposals before the District Engineer, District Counsel and***
96 ***District Manager*****
97

98 ValleyCrest went over their proposals with the Board in detail. ValleyCrest answered all
99 questions the Board had regarding the proposals.

100
101 ValleyCrest was requested to prepare a three (3) year plan.

102
103 *(The entire discussion is available on audio)*
104

MOTION TO:	With a not to exceed amount of \$17,000.00 authorize Staff and Supervisor Jones to work through the final selections.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lazaro
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	5/0 - Motion passed unanimously

113
114 There was discussion on switching from Crepe Myrtle to Cypress in Mandolin.

115
116 **D. Field Inspection Reports**
117

118 **4. PUBLIC HEARING ON FISCAL YEAR 2016 PROPOSED BUDGET**

119 **A. Open the Public Hearing on Fiscal Year 2016 Proposed Budget**
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MOTION TO:	Open the Public Hearing on Fiscal Year 2016 Proposed Budget.
MADE BY:	Supervisor Lazaro
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 - Motion passed unanimously

128
129 **B. Staff Presentations**
130

131 Mr. Lamb reviewed the budget in detail with the Board and Audience members and stated that
132 no increase was suggested.

Mr. Lamb answered all questions the Board had regarding the budget. Mr. Lamb clarified the original bond amount for the Board. The Board reviewed the budget in detail. They had questions of Mr. Lamb on the reserves. The Board asked Mr. Lamb if there were any significant line item changes and Mr. Lamb stated there were not.

(The entire discussion is available on audio)

C. Public Comment

One audience member had a question regarding the interest and Mr. Lamb answered him. Another audience member stated he would wait until the end of the meeting.

D. Close the Public Hearing on Fiscal Year 2016 Proposed Budget

MOTION TO:	Close the Public Hearing on Fiscal Year 2016 Proposed Budget.
MADE BY:	Supervisor Lazaro
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

E. Consideration of Resolution 2015-05; Adopting Fiscal Year 2016 Budget

This item was discussed before closing the Public Hearing.

MOTION TO:	Approve Resolution 2015-05; Adopting Fiscal Year 2016 Budget.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

5. BUSINESS ITEMS

A. General Matters of the District

6. BUSINESS ADMINISTRATION

A. Consideration of Resolution 2015-06; Setting FY 2016 Meeting Schedule

The Board reviewed the meeting schedule and it was stated they would cancel any meetings they did not need.

MOTION TO:	Approve Resolution 2015-06; Setting FY 2016 Meeting Schedule.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

B. Consideration of Minutes of the Board of Supervisors Meeting June 17, 2015

The Board reviewed the minutes. Line 79 states in Mandolin Reserve and it is not inside the gate.

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

C. Consideration of Operation & Maintenance Expenditures (Admin) August

D. Consideration of Operation & Maintenance Expenditures (Highland Park) August

**E. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor)
August**

The Board reviewed all the Operation and Maintenance Expenditures. There was a question on a \$200.00 bill for the removal of a deer carcass.

MOTION TO:	Accept Consent Agenda Items C, D, E.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

F. Review of Financial Statements Month Ending June 30, 2015

The Board accepted the Financials.

7. SUPERVISOR REQUESTS

Mandolin HOA is getting bids for upgrading sign poles inside the gates and wanted to know if the CDD was interested in sharing the cost. Mr. Lamb stated that the CDD could not as public funds could not be used for that.

8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Issues with trash and weeds in ponds. Pictures were provided by the resident.

A resident asked about the Goddard signs and stated they looked awful.

There was a question on mowing and who was responsible and where.

Cattails in ponds. Torpedo grass in ponds.

Question on fish stocking.

Update on landscaping along Race Track Road.

9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Lazaro
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 September 16, 2015.

Doris Cockrell

Signature

Doris Cockrell

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

Bon Hewel

Signature

Bon Hewel

Printed Name

Title:

☒ Secretary

☒ Assistant Secretary

Recorded by Records Administrator

[Signature]

Signature

9/17/2015

Date

