

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

January 20, 2016 Minutes of Regular Meeting

MINUTES OF REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on Wednesday, January 20, 2016 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 20, 2016 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
David Bly	Vice Chairman
Erica Lavina	Supervisor
Tony Jones	Supervisor (<i>via speakerphone at 4:10 pm</i>)
J.C. Lazaro	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
John Vericker	District Counsel
Tonja Stewart	District Engineer
John Wegner	ValleyCrest
Vince Sands	Yellowstone

Two (2) Residents

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

There were none.

3. VENDOR AND STAFF REPORTS

Vince Sands stated carp would be installed tomorrow and that treatments on the ponds were going well and now that we have cooler weather algae and such should subside. The Board asked some general questions on maintenance and things appear to be in good condition.

A. District Engineer

Tonja Stewart went over her report and stated as of now she did not find any information that would indicate the Citrus Park extension would commence anytime soon.

Ms. Stewart was asked to check on the widening of Linebaugh Avenue going towards Forest Lakes.

Ms. Stewart then reported that she spoke to her traffic engineers and they feel the County may not approve speed humps within the District and that regulatory restrictions appear to be making

these more difficult to get approved. The cost to do the traffic study would be around \$7,500.00 and this is required to move the project forward.

The Board asked what chance the District had of getting approval and Ms. Stewart said most likely it would be 50-50. The Board decided it was not worth the investment at this time and directed Mr. Howell to get an off duty sheriff or FHP to do directed patrols to assist with speeding problem. Mr. Howell is to confirm they will issue tickets and ensure there is an agreement for them to patrol the CDD.

B. District Counsel

i. Landowner Conservation Area Easement Request

Mr. Vericker then went over a request from Mr. Pepin to purchase some wetland tracts within the CDD. Mr. Vericker explained the CDD could stipulate they could not be developed on and that the CDD would continue to have an easement. The Board discussed the topic and felt it was in the Districts best interest not to go this route.

MOTION TO:	Decline the Landowner Conservation Area Easement Request.
MADE BY:	Supervisor Bly
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

John Wegner then went over that the boulder work on Canopy had curbed folks from running over the landscape. There are some replacement plants needed which total \$500.00. Mr. Wegner went over the proposal to finish landscape around the entrance pond in Highland Park. The cost was approximately \$10,700.00. Mr. Howell stated the CDD could fund this through the budget or surplus funds.

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

Mr. Wegner advised new annuals would be going in this week and that he was working on a proposal to add sod and irrigation along Race Track Road between Boardwalk and Calf Path Estates.

Mr. Wegner went over that with the recent merger of ValleyCrest and Brickman the Community would begin seeing new uniforms and logo with the new name of Brightview.
Mr. Wegner and the Board discussed some routine landscape items.

C. District Manager Report

- i. Staff Task List**
- ii. ValleyCrest Proposal Phase 2 of Pond Landscape**
- iii. Aquatic Program Update**

Mr. Howell advised the Reserve Study draft was in and he would finish his review and mail out a copy to the Board within the next week and this would be on the agenda next month.

D. Field Inspection Reports

4. BUSINESS ITEMS

A. General Matters of the District

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting Nov.18, 2015

MOTION TO:	Approve November 18, 2015 minutes with written changes submitted by Doris Cockerell and to strike line 102.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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

MOTION TO:	Approve the Operation & Maintenance Expenditures (Admin) January
MADE BY:	Supervisor Lazaro
SECOND BY	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 – Motion passed unanimously

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

It was requested to suspend patrols by Spear Security.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Highland Park) January
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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

Ensure Holiday Lighting contractor has a hard date for completion in next proposal so it is done by December 1st.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) January
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending November 30, 2015

The Financials were accepted.

6. SUPERVISOR REQUESTS

Supervisor Cockerell asked for sidewalk along CDD common areas to be pressure washed in the Estates and Reserve.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Request to pressure wash again outside of gates and sidewalks.

Street parking-there was a discussion between Board and residents on what proper policy should be. The Board directed Brian Howell and Tonja Stewart to put together a map showing where towing is enforced and what timeframes so it can be mailed to all owners in Highland Park.

Compliments on new landscape in alley way behind townhomes.

Appears a few parking spaces over by Bournemouth Townhomes were missed when striping was done.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
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 17, 2016.

Doris Cockerell
Signature

Doris Cockerell
Printed Name

Title:
☒ Chairman
☐ Vice Chairman

B. Lavina
Signature

Brian Hawk
Printed Name

Title:
☐ Secretary
☒ Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature

2/18/2016
Date

