

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

April 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, April 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, April 20, 2016 at 4:02 p.m.

#### Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
David Bly	Vice Chairman
Erica Lavina	Supervisor
Tony Jones	Supervisor

#### Staff Members Present:

Brian Howell	District Manager, Meritus
Nicole Chamberlain	Meritus
Tonja Stewart	District Engineer
John Wegner	ValleyCrest

Forty (40) Resident s

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

### 3. VENDOR AND STAFF REPORTS

Mr. Wegner went over some recent irrigation issues that had been resolved. There was discussion on the new annual plantings.

Mr. Wegner went over the proposal to upgrade the entrance at Citrus park drive and Countryway Boulevard in Mandolin/Windsor. Mr. Wegner also went over the proposals to mulch Highland Park, Mandolin/Windsor and Race Track Road. After discussion by Board and Staff it was noted mulch was part of the contract and should be included without extra cost.

MOTION TO: Approve the landscape proposal for  
Mandolin/Windsor.  
MADE BY: Supervisor Cockerell  
SECONDED BY: Supervisor Lavina  
DISCUSSION: None further  
RESULT: Called to Vote: motion PASSED  
4/0 - Motion passed unanimously

The Board and Mr. Howell discussed some concerns on items not being completed in a timely fashion. Mr. Wenger stated he understood and would make sure that was corrected.

#### **A. District Engineer**

##### **Discussion on Towing Policy-complete audio on file**

Ms. Stewart went over the history of the development and how the County works during this process. She stated that the clearance between curbs did not leave room for the District to allow street parking and be in compliance with required standards. Ms. Stewart stated her concern was the ability of emergency vehicles to get through if there were vehicles parked on the street especially in the single family home section back in the Canopy Drive area. The Board then opened up the meeting to public comments and a poll was taken with all but two of the audience members opposed to the policy. The audience felt there was an issue with speeding but not with vehicles to get through and they had not had an issue to date where emergency services could not get access. They also stated this would cause a burden on them since due to the way their lots were designed their parking was limited on their lot. Supervisor Jones stated he did feel now after speaking to many owners that there is more of a speeding problem versus a parking problem. The rest of the Board stated they took action because for the last year or so they had owners coming to the meeting complaining of the street parking.

MOTION TO: Reverse the towing mandate adopted at the last  
meeting.  
MADE BY: Supervisor Cockerell  
SECONDED BY: Supervisor Jones  
DISCUSSION: None further  
RESULT: Called to Vote: motion PASSED  
4/0 - Motion passed unanimously

The Board and audience agreed it may make sense to appoint a small committee to come up with ideas on how to tackle this issue. This would be done at the next meeting. There was a request to strike the policy adopted in 2012 that prohibited street parking. The Board and Staff agreed District Counsel needed to weigh in on that first.

Ms. Stewart stated she will look at the wall that is bowing in over by the bus stop green space and report to the Board next month.

**B. District Counsel**

**i. 2016 Legislative Update Memorandum**

Mr. Howell reviewed the legislative update with the Board.

**C. District Manager Report**

Mr. Howell reviewed the report submitted by FHP for the patrols they had been doing. There were 45 tickets issued over the past 2 months. Nicole Chamberlain was asked by the Board for FHP to look to do more patrols at peak traffic times.

**i. Staff Task List**

**ii. Hillsborough County Request to Install Bakas Equestrian Signs**

Mr. Howell reviewed the request by the County to add signage within Highland Park for the Bakas Equestrian Center. The Board could not make a decision at this time as they needed more details on design, dimensions, etc. It was discussed it may make more sense to do a marquee sign at the front entrance for the school, Bakas, shops, etc. Mr. Howell is to arrange an onsite meeting with a contractor along with Supervisor Jones to get some estimates. The goal would then be to approach these groups and see if they would be willing to fund the sign.

**iii. Aerator Proposal for Pond 3**

Mr. Howell went over the proposal to add the aerator to the front small pond at the entrance to Highland Park. The cost was market competitive compared to other communities and this would help improve water quality and reduce algae. The pond is too small to support a fountain.

MOTION TO:	Approve proposal with a cap of not to exceed \$5,000.00.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

**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 Feb. 17, 2016**

Supervisor Cockerell submitted one change.

MOTION TO:	Approve February 17, 2016 minutes with change.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 - Motion passed unanimously

**B. Consideration of Operation & Maintenance Expenditures (Admin) April**

MOTION TO:	Approve the Operation & Maintenance Expenditures (Admin) April
MADE BY:	Supervisor Cockerell
SECOND BY	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed – Supervisor Jones stepped out briefly

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

MOTION TO:	Approve the Operation & Maintenance Expenditures (Highland Park) April
MADE BY:	Supervisor Bly
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed – Supervisor Jones stepped out briefly

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

MOTION TO:	Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) April
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

**E. Review of Financial Statements Month Ending February 29, 2016**

The financials were accepted and Mr. Howell noted the District had collected most of the tax funds and the budget was tracking nicely for 2016. Mr. Howell then advised the Board they had a 1.1 million dollar surplus within the District. At the May meeting Mr. Howell will bring a recommendation on opening a reserve account for Highland Park and Mandolin/Windsor and the split of funds due to density is perhaps 2:1 Mandolin/Windsor; however he will have the exact number split in May.

The Board discussed the possibility of doing a decrease in assessments. Mr. Howell stated they could however he would recommend they do small increments initially to see how that works out rather than a drastic cut so the District did not have to come back one day and increase assessments on the Community. Mr. Howell will have assessment recommendations at the May budget meeting. Mr. Howell noted that Highland Park and Mandolin/Windsor were in great shape financially when compared to reserve study recommendations.

Nicole Chamberlain confirmed that the picnic table was ordered and Supervisor Lavina stated the key to the storage room was left in the door and also the garbage can was moved.

**6. SUPERVISOR REQUESTS**

None

**7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

Docks need repaired

Possible speed bumps

Asked if light posts were repaired

Parking by apartment residents – Brain Howell and Supervisor Jones will review onsite

Concerns on do not enter sign being obscured by vegetation

Flooding over by park playground on Canopy

Pond needs retreated

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 - 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 May 18, 2016.

Signature

Signature

Printed Name

Printed Name

Title:

Title:

☒ Chairman

☐ Secretary

☐ Vice Chairman

☒ Assistant Secretary

Recorded by Records Administrator

Signature

Date

