

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

July 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, July 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, July 20, 2016 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
Erica Lavina	Supervisor
Tony Jones	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
John Vericker	District Counsel
Tonja Stewart	District Engineer

John Wegner	Brightview
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Five (5) Residents

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

None

3. VENDOR AND STAFF REPORTS

John Wegner went over the current landscape program and stated that he would have a proposal at the next meeting for ant control in some park areas plus landscape suggestions.

Mr. Wegner was reviewing some natural areas that needed cut back and he will look at dead branches that have fallen down as requested by Supervisor Cockerell.

Mr. Wegner promised to get areas done that Supervisor Jones and Brian Howell had reviewed with him previously.

Supervisor Jones and Mr. Wegner then discussed the capital improvement plan for Fountain Head Park. Supervisor Jones stated he thought the area needed updated and that not much had been done to upgrade over the years and it was a very focal area. He thought the revised plan and pricing was good but thought there may be too many plants. Mr. Wegner advised if there were left over plants they would be deducted from the final bill. Supervisor Jones stated he would like to get the cost down to \$40,000.00 versus the \$47,000.00 and Brian Howell confirmed they could use surplus/reserve funds for this project. Mr. Wegner said he would work on getting the project down to \$40,000.00

49 MOTION TO: Approve proposal with a cap of not to exceed
50 \$40,000.00.
51 MADE BY: Supervisor Jones
52 SECONDED BY: Supervisor Cockerell
53 DISCUSSION: None further
54 RESULT: Called to Vote: motion PASSED
55 3/0 - Motion passed unanimously

56
57 **A. District Engineer**
58

59 Tonja Stewart then went over her report and stated that the wall project/removal by the bus stop
60 was done and the sidewalk in the area was in the process of being repaired.
61 Ms. Stewart went over other repair items that were asphalt repairs, sidewalk repairs, new street
62 sign and repair for sidewalk, curb and ramp area. All the repairs totaled \$2,800.00. The Board
63 agreed this was reasonable.
64

65 MOTION TO: Approve repair items.
66 MADE BY: Supervisor Jones
67 SECONDED BY: Supervisor Lavina
68 DISCUSSION: None further
69 RESULT: Called to Vote: motion PASSED
70 3/0 - Motion passed unanimously

71
72 Tonja Stewart noted the dip in the road over at Lake Dagny would be repaired at no cost by the
73 contractor as it is a warranty item.
74

75 **B. District Counsel**

- 76 **i. Discussion on Updated Parking Policy**
77 **ii. Updated Parking Policy**
78

79 John Vericker, the Board, Staff and audience members discussed the current parking policy and
80 comments by the parking committee that were submitted for review
81

82 *(The entire discussion is available on audio)*
83

84 The discussion consisted of current parking rules and what had been allowed in regards to street
85 parking. Signage and designated parking areas were discussed. The Board felt it was not proper
86 for them to take towing completely off the table.

87 There was discussion on the previous Board meeting a few months back and the comments made
88 by residents to allow some form of street parking. Mr. Vericker's concern was that the policy
89 should be uniform, easy to administer, even handed and fair. The Board decided to have the
90 District Engineer review the current set up, authorized parking areas and advise which areas

91 could support street parking and which areas could not. The Board could then form a new policy
92 based on those findings.

93
94 Mr. Vericker also warned the Board to report to him and Management any weird emails they
95 may receive from outside sources inquiring into District expenditures as he has had other clients
96 get these requests.

97
98 **C. District Manager Report**

99 **i. Staff Task List**

100
101 Mr. Howell reported that Creative Signs would be at the next meeting to go over concepts and
102 approximate costs for a monument/sign at the entrance to Highland Park.

103
104 **D. Field Inspection Reports**

105 **i. FHP Patrol Stat Sheet**

106
107 Mr. Howell went over the report by FHP and it was decided to keep tracking the speed data.

108
109 The aquatics provider will attend the meeting next month and go over the possibility of adding
110 more carp to the ponds.

111
112 **4. BUSINESS ITEMS**

113 **A. General Matters of the District**

114
115 **5. BUSINESS ADMINISTRATION**

116 **A. Consideration of Minutes of the Board of Supervisors Meeting June 15, 2016**

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118 The Board reviewed the June 15, 2016 meeting minutes.

MOTION TO:	Approve minutes from June 15, 2016 meeting.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

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

The Board reviewed the Admin O&M's. Supervisor Jones requested the fountain vendor to check it as it appears dirty on the bottom.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Admin) July 2016
MADE BY:	Supervisor Jones
SECOND BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed unanimously

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

The Board reviewed the Highland Park O&M's. There was a question on the jack and bore invoice which Mr. Howell answered.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Highland Park) July 2016
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 – Motion passed unanimously

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

The Board reviewed the Mandolin/Windsor O&M's. There was a question asked on the irrigation repair and Mr. Howell answered.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) July 2016
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending May 31, 2016

The financials were accepted and it was noted that the District is tracking well on the budget.

6. SUPERVISOR REQUESTS

Supervisor Cockerell asked for the District to reimburse the HOA at Mandolin Estates due to a repair issue with their gate caused by CDD vegetation, ants and irrigation. The Board agreed that the District should reimburse the HOA \$572.00.

MOTION TO:	Reimburse the HOA at Mandolin Estates \$572.00.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

There was a question on an area not being mowed in Windsor –Mr. Howell stated the landscaper indicated this was not part of the service map. Supervisor Cockerell commented she did not recall the CDD mowing this pond area. The resident stated it was being mowed up until two months ago. Mr. Howell asked the resident for their HOA manager to contact him so they could resolve this week.

Other comments on pond mowing, aquatics program, tree work in Lake Dagny, capital improvement along Race Track Road and adding buffer, possible issue with storm drain in Lake Dagny, previous proposal to add wall along Race Track Road at Lake Dagny and parking.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - 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 August 17, 2016.

Doris Healy Cockerell
Signature

Doris Cockerell
Printed Name

Title:

☒ Chairman

☐ Vice Chairman

B. He
Signature

Brian Healy
Printed Name

Title:

☐ Secretary

☒ Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature

August 19, 2016
Date

