

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

August 17, 2016 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 17, 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 and Public Hearing of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, August 17, 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
Jon Souers	Yellowstone
Vinny Sands	Yellowstone
Tim Gay	Illuminations Holiday Lighting

Five (5) Residents

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

Audience: comments on landscape proposals and they deferred until that segment of the meeting to discuss.

### 3. VENDOR AND STAFF REPORTS

#### A. District Engineer

#### B. District Counsel

##### i. Parking Policy

The Board, John Vericker and Tonja Stewart discussed the proposed parking policy. The Board and Mr. Vericker discussed the policy and made one change to strike line 3 with regards to building materials being able to be stored in street. Ms. Stewart stated she reviewed the site and her opinion was still the same that street parking should only be allowed in areas designated with

parking stripes. She stated the area in the SFH section could not support street parking. The proposed policy would keep things as they are allowed currently.

MOTION TO:	Adopt policy with striking line 3.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

Ms. Stewart also advised the County was looking at the depression in the road inside Lake Dagny. She also stated the District should begin to review street trees for potential damage to sidewalks and road ways.

### **C. District Manager Report**

- i. Staff Task List**
- ii. Race Track Road Proposal – ValleyCrest**
- iii. 11671 Renaissance View Court Proposal – ValleyCrest**
- iv. Lake Benches Mandolin Proposal - ValleyCrest**
- v. Cul de Sac Islands Proposal – ValleyCrest**
- vi. Creative Sign Designs Monument Signage Options**
- vii. Aquatics Update**

Jon Souers and Vinny Sands went over the aquatics program and that they had submitted to FWC a request to add carp to Galt Lake. It has not been restocked since 2009. The carp introduced into Lake Dagny earlier this year was doing a good job on the hydrilla vegetation. FWC has 90 days to respond. Supervisor Cockerell discussed the pond in the Estates at the entrance and was advised it was being treated and would be cleaned up within the next 30 days. Supervisor Cockerell and Supervisor Lavina also discussed some other ponds within Windsor/Mandolin for water lilies etc. and were advised things would be looking better over the next several weeks.

The Board requested a planting proposal for the entrance pond inside the Estates. Supervisor Jones questioned the vendor on how the small pond by the clock tower was doing and was advised the aerator was helping and the pond was looking better.

Tim Gay then went over proposal for Fountainhead Park for holiday lighting. The Board reviewed the proposed tree for the fountain area and it would require a platform to be built. Mr. Gay will send a revised proposal showing a savings if the District committed to doing the tree for 3-5 years. Mr. Howell will ask the provider if the top of the fountain can be removed.

90  
91 MOTION TO: Approve with a cap of not to exceed \$10,000.00 for  
92 tree and miscellaneous work.  
93 MADE BY: Supervisor Jones  
94 SECONDED BY: Supervisor Cockerell  
95 DISCUSSION: None further  
96 RESULT: Called to Vote: motion PASSED  
97 3/0 - Motion passed unanimously

98  
99 John Wegner then went over the plan for Race Track Road. Residents questioned whether there  
100 were enough trees to make a good buffer for the homes in Lake Dagny. The Board reviewed the  
101 plan with Mr. Wegner on quantity of trees, species etc. Brian Howell stated the price looked  
102 higher than a draft in the past and thought the sod price was high and there needed to be more  
103 trees and in bigger sizes. The CDD could look to hire a sod vendor for that part of the plan to  
104 save money. Mr. Wegner stated the price had not changed that much from the past but he would  
105 get with his team to sharpen pencil and look to add more trees for buffer. Mr. Wegner then went  
106 over the plan for park bench areas in Windsor /Mandolin.  
107

108 MOTION TO: Approve proposal for \$5,904.12.  
109 MADE BY: Supervisor Cockerell  
110 SECONDED BY: Supervisor Lavina  
111 DISCUSSION: None further  
112 RESULT: Called to Vote: motion PASSED  
113 3/0 - Motion passed unanimously

114  
115 The Board reviewed plans for cul-de-sac islands in Mandolin/Windsor and the Board felt since  
116 these were HOA islands the District should only assist nominally. The only island they felt  
117 should be done was the one on Greensleeve and to just do sod and mulch the beds.  
118

119 MOTION TO: Approve with a cap of not to exceed \$1,500.00.  
120 MADE BY: Supervisor Cockerell  
121 SECONDED BY: Supervisor Lavina  
122 DISCUSSION: None further  
123 RESULT: Called to Vote: motion PASSED  
124 3/0 - Motion passed unanimously

125  
126 Mr. Wegner advised this work and work for Fountain Head Park would start on September 9<sup>th</sup>  
127 and that the horse statue work would start on the same date. The Board asked Mr. Wegner to add  
128 creeping fig on the wall at clock tower entrance and to remind workers not to leave strips of

grass when mowing. Mr. Wegner is to send Brian Howell the proposal for oak replacement and oyster plants in triangle bed by school and they will be replaced under warranty.

Mr. Howell stated the sign company was to attend but did not show. The Board reviewed concepts and asked for them to attend the next meeting and to revise plans so only two entities would be on the sign at clock entrance and then do a mock up for a sign at the other entrance that could allow for businesses in apartment park plus school and Bakas.

**D. Field Inspection Reports**

**i. FHP Patrol Stat Sheet**

The Board reviewed the FHP report and decided to table for now since there seemed to be a reduction in complaints for speeding. FHP patrols have seemed to calm down the speeding issue.

**4. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2017 BUDGET**

**A. Open Public Hearing on Proposed Fiscal Year 2017 Budget**

MOTION TO:	Open Public Hearing on Proposed Fiscal Year 2017 Budget.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**B. Staff Presentations**

**C. Public Comment**

The Board and audience members reviewed the budget line items and how they were designated. Assessments were being decreased by 5% this year due to surpluses the District has been running over the past several years. The District will review next budget season to see if any further decreases could be implemented.

**D. Close Public Hearing on Proposed Fiscal Year 2017 Budget**

MOTION TO:	Close Public Hearing on Proposed Fiscal Year 2017 Budget.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

**E. Consideration of Resolution 2016-03; Adopting Fiscal Year 2017 Budget**

MOTION TO:	Adopt Resolution 2016-03.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

**5. BUSINESS ITEMS**

**A. Consideration of Resolution 2016-04; Assessment Resolution**

The Board reviewed this Resolution.

MOTION TO:	Approve Resolution 2016-04.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

**B. Consideration of Resolution 2016-05; Designation of Treasurer & Asst. Treasurer**

Mr. Howell went over this Resolution with the Board.

MOTION TO:	Approve Resolution 2016-05.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

**C. Consideration of Resolution 2016-06; Setting FY 2017 Meeting Schedule**

The Board and Mr. Howell discussed this Resolution.

MOTION TO: Approve Resolution 2016-06.  
MADE BY: Supervisor Jones  
SECONDED BY: Supervisor Cockerell  
DISCUSSION: None further  
RESULT: Called to Vote: motion PASSED  
3/0 - Motion passed unanimously

**D. General Matters of the District**

**6. BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors Meeting July 20, 2016**

The Board reviewed the minutes.

MOTION TO: Approve July 20, 2016 meeting minutes.  
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) August**

The Board reviewed the O&M's.

MOTION TO: Approve the Operation & Maintenance Expenditures  
(Admin) August 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)  
August**

The Board reviewed the O&M's.

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

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

The Board reviewed.

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

**E. Review of Financial Statements Month Ending June 30, 2016**

The financials were accepted and Brian Howell noted all the funds still had 25-33% remaining for the last quarter so the District was tracking well.

**7. SUPERVISOR REQUESTS**

Supervisor Cockerell:

Street sign at corner of Citrus Park Drive and Country Way needs replaced – Brian Howell is to remind Tonja Stewart.

Concrete area needs repaired in Estates and Mr. Howell will follow up with Ms. Stewart.  
Potholes on Country Way

Supervisor Jones:

CDD painting mailboxes on individual lots – Brian Howell asked to get opinion from John Vericker.

Question on open Board seats for this fall.

The Board asked Brian Howell to get pricing on signs for ponds warning of alligators.

## 8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Question on parking policy

## 9. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

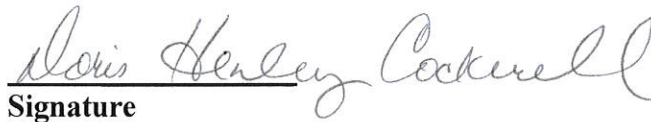


\*These minutes were done in summary format.

\*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 November 2, 2016


  
Signature

Doris Cockrell  
Printed Name

Title:

☒ Chairman

☐ Vice Chairman

  
Signature

Brian K. Lamb  
Printed Name

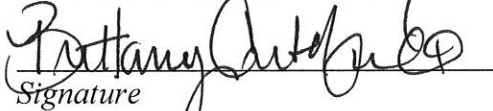
Title:

☐ Secretary

☐ Assistant Secretary



Recorded by Records Administrator

  
Signature

11/3/16  
Date