

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

November 02, 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, November 02, 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, November 02, 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

#### Staff Members Present:

Brian Howell	District Manager, Meritus
Tonja Stewart	District Engineer
John Wegner	Brightview
Jon Souers	Yellowstone
Vinny Sands	Yellowstone
Dori Fri	Creative Signs

Five (5) Residents

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

Audience: No Comments

### 3. VENDOR AND STAFF REPORTS

Vendors in attendance presented their presentations at the beginning of the meeting.

#### A. District Engineer

*(District Engineer addressed the Board after the Consent Agenda Items)*

Tonja Stewart went over her report. She had checked on the citrus park drive extension and her contacts stated while it was on improvement list it had not been funded yet, nor prioritized and that some of the environmental permits would need to be reissued which is not easy and takes time. She will follow up and keep board posted on this project. Tonja Stewart also went over the

decorative poles that CDD was hoping to use on Race Track Road. Ms. Stewart mentioned the signs would also need to be updated to meet new codes and would need a right of way maintenance agreement. Brian Howell will email Tonja Stewart the pole specifications and she will work on permit. Tonja Stewart noted the dip in road behind gate at Lake Dagny was a county issue and she had reported it to them.

Tonja Stewart was asked to look at sidewalk area at Blacksmith/Cavalier and she will arraign a sign to be installed by Lake Dagny that directs traffic to the gate call box.

**B. District Counsel**

**C. District Manager Report**

Brian Howell reviewed the holiday lighting proposal for Windsor/Mandolin.

MOTION TO:	Approve Holiday Lighting 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

**i. Staff Task List**

**ii. Monument Presentation**

Dori Fri and the staff of Creative Signs discuss the concept plans for the monument/signage for the clock entrance and by the business entrance. The Board discussed that the business entrance for the store fronts be at the expense of the apartments as it would be for their retail shops and the district would look more at the entrance at Exclesia. The Board would like to try to make the signs look as consistent as possible. The cost for the CDD sign would be approximately \$14,000.00. Brian Howell will talk to the two business owners and inquire if the pricing appeals to them and the cost share would be spread out over the two business owners and the district. Mr. Howell will then relay their interest to the Board.

84  
85 **iii. Yellowstone Proposal Lit Shelf Pond 11**  
86

87 Jon Souers & Vinny Sands reviewed the aquatics program and planting proposal for Pond 11  
88 with the Board.  
89

90 **iv. Yellowstone Proposal Galt Lake Carp Stocking**  
91

92 Jon Souers & Vinny Sands reviewed stocking Galt Lake with 400 grass carp and Florida Fish  
93 and Wildlife Conservation Commission has approved the amount. Mr. Souers & Mr. Sands also  
94 discussed the lily pads on Pond 13. Mr. Souers discussed the clarity and oxygen test for Lake  
95 Dagny and it came back perfect.  
96

MOTION TO:	Approve Pond 11 Littoral Shelf Planting Enhancement Proposal by Yellowstone for \$4933.33
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

MOTION TO:	Approve Galt Lake Carp Stocking Proposal from Yellowstone for \$6000.00
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

112  
113 **v. Discussion on Outdoor Adult Group Adventure Fitness Training**  
114

115 The Board has declined to allow fitness groups utilize Fountainhead Park due to wear on  
116 sod/irrigation and past issues that has occurred when this was allowed.  
117

118 **vi. Brightview Race Track Wall Landscape Concept**  
119

120 John Wegner discussed the landscape program. The trees should be arriving next week and the  
121 new annuals are in. Fountainhead Park is to be completed and mulched by Thanksgiving.  
122 Supervisor Cockerell requested that Mr. Wegner check on installing some sort of edging to hold  
123 in mulch by the newly landscaped bench areas. Residents have requested the sidewalks get edged  
124 consistently. Mr. Souers requested for the trimming be closer to the pond edges and to cut the

turf shorter. Mr. Wegner commented on recent irrigation breaks and the county will be shutting down and restarting reclaim as they do repairs to their lines.

Mr. Wegner reviewed the Race Track Road project with Board and audience. There were concerns that the new design was too expensive and the CDD currently just wants sod, irrigation and trees for buffer to assist Lake Dagny residents. There was discussion on the right type of tree to use for buffer and sizes and the also the possibility of adding trees being the wall on the Lake Dagny side. Mr. Wegner will revise the bids to reflect these options.

Mr. Wegner confirmed Greensleeve project would commence soon for the island. Palm tree pruning will be done by the end of the year in Mandolin/Windsor.

Brian Howell will speak with Water Chase about their landscape/irrigation issues.

#### **D. Field Inspection Reports**

### **4. BUSINESS ITEMS**

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

### **6. BUSINESS ADMINISTRATION**

#### **A. Consideration of Minutes of the Board of Supervisors Meeting August 17, 2016**

The Board reviewed the minutes. One change was submitted for the minutes

MOTION TO:	Approve August 17, 2016 meeting minutes with one revision.
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) November 2016**

The Board reviewed the O&M's.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Admin) November 2016
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

**C. Consideration of Operation & Maintenance Expenditures (Highland Park) November 2016**

The Board reviewed the O&M's.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Highland Park) November 2016
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Bly
DISCUSSION:	The Board had questions on tree work and cutbacks. The Board advised Site Master invoice needed to be split between Highland Park & Mandolin/Windsor
RESULT:	Called to Vote: motion PASSED 4/0 – Motion passed unanimously

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

The Board reviewed.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) October 2016
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 August 31, 2016**

The financials were accepted and Brian Howell noted all the funds were under budget going into the last month of the year.

**7. SUPERVISOR REQUESTS**

Supervisor Bly commented the tree outside manor gate needs to be removed.  
Supervisor Jones inquired on pressure washing and schedule.

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

Request to explore install a fence to block traffic from cutting through Race Track Road in Lake Dagny neighborhood. Brian Howell will get pricing.

**9. ADJOURNMENT**


MOTION TO:	Adjourn at 5:39p.m.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	4/0 - Motion passed unanimously

222 \*These minutes were done in summary format.

223 \*Copy of audio tape available on request.

224  
225 \*Each person who decides to appeal any decision made by the Board with respect to any matter  
226 considered at the meeting is advised that person may need to ensure that a verbatim record of  
227 the proceedings is made, including the testimony and evidence upon which such appeal is to be  
228 based.

229 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
230 noticed meeting held on November 21, 2014.

231  
232   
233 Signature

234  
235  
236 Doris Cockren  
237 Printed Name


238  
239 Title:  
240 ☒ Chairman  
241 ☐ Vice Chairman

  
Signature

Ben Harris  
Printed Name

Title:  
☐ Secretary  
☒ Assistant Secretary

242  
243  
244 Recorded by Records Administrator

245   
246 Signature

247 12/5/2014  
248 Date

