

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

January 18, 2017 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 Monday, January 18, 2017 at 4:00 p.m. at The Lake House, located at 11740 Casa Lago Lane, Tampa, Florida 33626.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on Monday, January 18, 2017 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
Tony Jones	Supervisor
Cathy Powell	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Tonja Stewart	District Engineer
John Wegner	Brightview

There were four audience members/residents in attendance.

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

There were no requests or audience questions/comments on agenda items at this time.

3. VENDOR AND STAFF REPORTS

A. District Engineer

i. Consideration of Race Track Road Signage Proposal-ACPLM

Ms. Stewart went over the inspection for sidewalks and noted there are 90 locations that have cracked or lifted panels. The cost to repair all of these areas is \$27,000. Ms. Stewart noted that there are currently twelve areas that need to be repaired because of severe lifting, and the rest could be done at a later time.

44
45 MOTION TO: Approve the twelve severely lifted sidewalk panels to
46 be replaced at \$300 each.
47 MADE BY: Supervisor Cockerell
48 SECONDED BY: Supervisor Powell
49 DISCUSSION: None further
50 RESULT: Called to Vote: motion PASSED
51 3/0 - Motion passed unanimously

52
53 Ms. Stewart reviewed the proposal to replace the ordinary sign poles on Race Track Road with
54 higher-end poles that are DOT and ordinance compliant. The Board reviewed the proposal and
55 noted they only wanted to do the Highland Park side. Ms. Stewart will revise the proposal and
56 submit the new proposal to the Board at the next meeting; she will also ask Waterchase if they
57 would like to do their side of the road as well.
58

59 Ms. Stewart then informed the Board that the sign for emergency vehicles over at Lake Dagny
60 area would be red and white so that they will be in line with typical signage for emergency
61 vehicles. She also mentioned the need to review the oak trees down the road because of the
62 potential risk they carry to damaging sidewalks, as well as the need for the aquatics vendor to
63 monitor the wetlands for invasive vegetation, especially during times of drought for fire risks.
64

65 A resident also asked Ms. Stewart to check a drain damaged by traffic.
66

67 **B. District Counsel**

68
69 Mr. Howell noted that District Counsel had nothing to report.
70

71 **C. District Manager Report**

72
73 Mr. Wegner from Brightview went over his report that new annuals would be installed soon. He
74 was asked to review recent oak tree replacement as it appears too small; he was also asked to
75 find a replacement palm for tall Washingtonians that are in Mandolin/Windsor. Mr. Wegner
76 noted that a new contract would be presented next month so past addendums are accounted for
77 and the contract is clean; he also stated that fertilizer would go down soon for spring. Mr.
78 Wegner said that the podocarpus by the benches will be replaced under warranty in the rainy
79 season, edging will be done within 30 days with weed-eating completed closer to the ponds'
80 edges if possible, that the Race Track Road irrigation has started, and that tree trimming over in
81 Lake Dagny is waiting for a permit.
82

83 There was a discussion about the possible buffer along Race Track Road, and Mr. Howell, Ms.
84 Stewart, and Mr. Wegner stated that after reviewing the area, there is no place to add magnolias
85 without removing good pine trees, which would not make sense, and that existing oaks would
86 one day overtake them. The Board decided to let the existing hedge on the wall grow taller and

to fill in any empty spots. It was also noted that the new fence over in this area had been installed and seemed to be keeping people from cutting through this area, was intended.

Mr. Howell then went over his report and stated that carp were installed along with pond planting in Mandolin Estates; he advised that the water lilies would be eradicated within the next 30 days over Windsor/Mandolin.

D. Speed Data

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting November 21, 2016

The Board reviewed the minutes.

MOTION TO:	Approve November 21, 2016 meeting minutes.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Powell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Operation & Maintenance Expenditures (Admin) January 2017

The Board reviewed the Admin O&M's.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Admin) January 2017.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

Mr. Howell answered a question from the Board about an advertising invoice.

C. Consideration of Operation & Maintenance Expenditures (Highland Park) January 2017

The Board went over the Highland Park O&M's. The Board asked Mr. Howell to let them know when the debt service expires on bonds.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Highland Park) January 2017
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 – Motion passed unanimously

The Board noted that the landscapers need to keep up with the dog stations better.

**D. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor)
January 2017**

The Board went over the Mandolin/Windsor O&M's. There was a question about the fee for one of the TECO bills; it was also noted that the Spearem invoice needs split between the two districts.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) January 2017.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Powell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending November 30, 2016

The financials were reviewed and accepted. Mr. Howell will check on the supervisor checks for the second November meeting.

4. BUSINESS ITEMS

E. Candidate Presentations

i. Resumes/letters of Interest

The Board discussed the two open board seats and said that it is desirable to make sure there was representation from both communities in the district. Mr. Howell stated they had received resumes from Erica Lavina and Don Robinson. One of the audience members, Andrea Jackson, expressed an interest in filling one of the two seats as well. Ms. Jackson gave the Board a quick

bio on herself. Tad Lupkis from Highland Park had also contacted Mr. Howell about the open seats, but he had not submitted a resume yet. The Board discussed the candidates and resumes.

MOTION TO:	Appoint Erica Lavina and Andrea Jackson to the vacant seats on the Board.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

Supervisor Lavina will fill her old seat and Supervisor Jackson will fill the seat vacated by David Bly.

B. General Matters of the District

6. SUPERVISOR REQUESTS

There was a discussion about the Citrus Park extension and a request for the worn-out street sign at Citrus Park Drive and Countryway be removed, as the county advised that the sign was not needed at that location. The Board also asked for one-way arrows to be repainted in Highland Park with better paint material, as well as for the staff to check and trim/remove any tree limbs obscuring traffic signage. The Board asked Mr. Howell to get with Mr. Wegner about action items and proposals that seem to be taking a long time to complete.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

There was an audience comment about the damaged drain that was brought up earlier as well as a comment about ways to discourage traffic from running onto the curbs.

8. ADJOURNMENT

MOTION TO:	Adjourn at 5:31 p.m.
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

212 *These minutes were done in summary format.

213 *Copy of audio tape available on request.

214
215 *Each person who decides to appeal any decision made by the Board with respect to any matter
216 considered at the meeting is advised that person may need to ensure that a verbatim record of
217 the proceedings is made, including the testimony and evidence upon which such appeal is to be
218 based.

219 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
220 noticed meeting held on 2-15-2017.

221
222 Doris Healey Cockerell
223 Signature

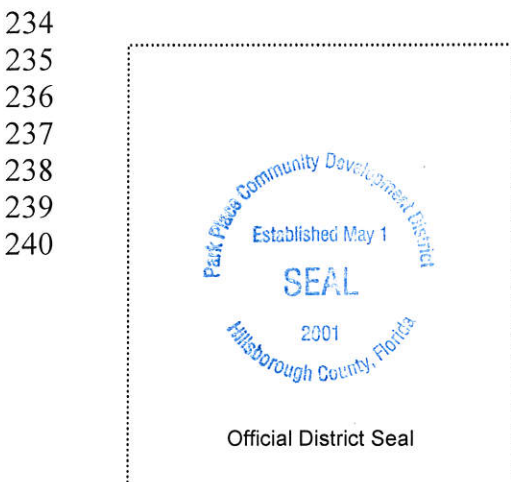
224
225 Doris Healey Cockerell
226 Printed Name

227 Title:
228 ☒ Chairman
229 ☐ Vice Chairman

222 B. Hel
223 Signature

224 Brian Hel
225 Printed Name

227 Title:
228 ☐ Secretary
229 ☒ Assistant Secretary



Recorded by Records Administrator
[Signature]
Signature
2/16/2017
Date