

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

February 15, 2017 Minutes of Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on Monday, February 15, 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, February 15, 2017 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
Tony Jones	Supervisor
Cathy Kinser-Powell	Supervisor
Erica Lavina	Supervisor
Andrea Jackson	Supervisor

Staff Members Present:

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

There were three audience members/residents in attendance.

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

There were no supervisor requests or audience questions or comments on agenda items.

3. VENDOR AND STAFF REPORTS

B. District Counsel

C. District Manager Report

D. Speed Data

Mr. Howell stated that District Counsel had nothing to report. Mr. Howell went over the speed data and advised the Board that he had some requests from owners to start up the FHP patrols again. The Board discussed some options and decided to table a decision until next month so Supervisor Jones can speak to residents along Canopy Drive to see if they think the patrols will help and determine if there is indeed still an issue with speeding.

4. BUSINESS ITEMS

A. Discussion on Landscape Enhancement Proposals

- i. Brightview Landscape Proposal - Cotswold & Bournesmouth Jasmine**
- ii. Brightview Landscape Proposal - Cotswold & Bournesmouth Sod**

Mr. Wegner went over the landscape proposals with the Board. The Board reviewed the options for the corner of Cotswold and Bournesmouth, and after some discussion, they decided to go with a ground cover versus sod.

MOTION TO:	Approve the ground cover Cotswold and Bournesmouth proposal for \$4,359.24.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

- iii. Brightview Landscape Proposal - Lake Dagny Entrance Pockets of Color**

Mr. Wegner then reviewed the Lake Dagny upgrade for the gate area.

MOTION TO:	Approve the Lake Dagny upgrade for the gate area for \$2,095.47.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

- iv. Brightview Landscape Proposal - Mandolin - Ribbon Palms**
- v. Brightview Landscape Proposal - Mandolin - Palm Removal**

Mr. Wegner went over the proposal to replace the Washingtonia palms at the entrance to Windsor at Countryway and replace them with Ribbon Palms.

MOTION TO:	Approve \$6,900 for new palms and \$3,600 to remove the existing palms.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

vi. **Brightview Landscape Proposal - Race Track Road - Hedge Line Replacement**

vii. **Brightview Landscape Proposal - Race Track Road - Hedge Row Fill In**

viii. **Brightview Landscape Proposal - Race Track Road - Sword Fern**

ix. **Brightview Landscape Proposal - Race Track Road - New Floratam Sod Installation**

The Board reviewed proposal to add or replace Viburnum for a buffer along the wall on Race Track Road. After much discussion, it was decided for Mr. Wegner to come back with a new plan to use two species of Viburnum in that area, one for a buffer and the other variety for the area not needing a buffer.

The Board also reviewed the proposal to add sod and Sword Fern along Race Track Road. The Board tabled the matter so that Supervisor Jones and Supervisor Jackson can meet Mr. Wegner to paint out turf areas to double check the quantity needed and the light conditions in the area.

x. **Brightview Landscape Proposal - Highland Park - Front Entrance Landscape Enhancement**

Mr. Wegner then reviewed the proposal to upgrade the calf path entrance. Reclaim is now working, so that area has water now. The Board tabled this bid to see how the existing material bounced back now that water has been restored. They also felt the plan was excessive since there was an upgrade done within last two years.

Mr. Wegner also discussed the project in Mandolin/Windsor in regards to the bench areas where the edging was not done properly and weeding needs to be completed. There was also discussion on upgrading the cul-de-sac islands and the landscapers mowing over trash, as well as the Waterchase medians.

3. VENDOR AND STAFF REPORTS (cont.)

A. District Engineer

Ms. Stewart went over her report that there were six curb inlets that need to be repaired, and she said that she will get pricing for the next meeting. Ms. Stewart advised that she has a meeting lined up with the aquatics provider and landscaper on pond bank maintenance and plantings. She also noted that the sign for Lake Dagny was being fabricated. Ms. Stewart is working on pricing for sign poles, and she stated that pricing is in for all sidewalk replacements. The Board discussed and agreed to stick with their original plan to only do sections that were lifting. Ms. Stewart suggested this work be done with curb inlets to get better pricing, and the Board agreed.

Supervisor Lavina briefly stepped out of the meeting.

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors January 18, 2017

The Board reviewed the minutes. The Board noted that line 84 should be Supervisor Jones instead of Ms. Stewart, and line 88 should be changed to "as needed."

MOTION TO:	Approve January 18, 2017 meeting minutes with changes to lines 84 and 88.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Supervisor Lavina returned to the meeting.

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

The Board reviewed the Admin O&Ms.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Admin) February 2017.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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

The Board went over the Highland Park O&Ms.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Highland Park) February 2017
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

Mr. Howell will ask Yellowstone to attend the next meeting.

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

The Board went over the Mandolin/Windsor O&Ms.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) February 2017.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

Mr. Howell will check on invoice for Brightview for enhancement work by benches and on any late fees for the water bill.

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

The financials were reviewed and accepted. Mr. Howell noted that the District had received 92% of the tax revenue through 12/31 and that District was tracking well budget-wise.

6. SUPERVISOR REQUESTS

The Board would like to upgrade the Christmas decorations and have the vendor attend the April meeting. The Board also discussed making sure to pick up unauthorized signs on CDD property.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

There were no audience questions and comments on other items.

8. ADJOURNMENT

MOTION TO:	Adjourn at 5:30 p.m.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

227 *These minutes were done in summary format.

228 *Copy of audio tape available on request.

229
230 *Each person who decides to appeal any decision made by the Board with respect to any matter
231 considered at the meeting is advised that person may need to ensure that a verbatim record of
232 the proceedings is made, including the testimony and evidence upon which such appeal is to be
233 based.

234 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
235 noticed meeting held on 3-15-2017.

236
237 *Doris Healey Cockerell*
238
239 Signature

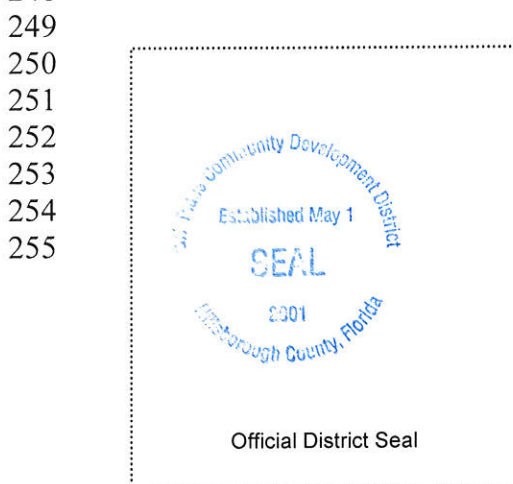
240
241 DORIS Healey Cockerell
242 Printed Name

243
244 Title:
245 ☒ Chairman
246 ☐ Vice Chairman

B. AM
Signature

Bon Hauer
Printed Name

Title:
☐ Secretary
☐ Assistant Secretary



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Signature
3-17-17
Date