

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

March 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, March 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, March 15, 2017 at 4:00 p.m.

#### Board Members Present and Constituting a Quorum:

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

#### Staff Members Present:

Brian Howell	District Manager, Meritus	
Tonja Stewart	District Engineer	<i>via speakerphone</i>
John Wegner	Brightview	
Richard Seaman	Brightview	
Jon Souer	Yellowstone	
Vince Sands	Yellowstone	
Ian Gray	The Marq	

There was one audience member 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

#### A. District Engineer

Ms. Stewart went over her report and stated that she met with the landscape and aquatics vendors on site to discuss possible pond bank erosion issues. She will look to have a plan to vendors for them to bid on over the next 30 days. She went over the official sidewalk replacement list, and Mr. Howell noted that because this was approved already, no motion was needed. The Board tabled the Race Track Road sign/pole proposal and paint striping proposal until the next meeting so that Supervisor Jones can attend. Ms. Stewart will come up with a five-year repair plan for

curb inlets, and she will work with Mr. Howell on sign relocation for the Lake Dagny call box sign. Supervisor Jackson will send Mr. Howell information about the address issue she noted in the single family home section.

#### **4. BUSINESS ITEMS**

Mr. Souer and Mr. Sands from Yellowstone went over the aquatics update. They stated that Pond 7 in Mandolin/Windsor is almost completely free of water lilies, and Pond 9 needs work on the littoral shelf. They also said that in Pond 13 there are still water lilies, but they are much reduced. Mr. Souer and Mr. Sands noted that they will be onsite weekly now because of the warm weather

##### **B. Discussion on The Marq Signage Request**

Mr. Gray went over the concept plans for the signage, and the Board thought it looked good. Mr. Gray noted that the font for the Highland Park sign was the proper font.

MOTION TO:	Approve The Marq signage concepts.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

Mr. Gray also discussed lighting and asked if the pavers at the entrance can be repaired.

##### **A. Discussion and Review of Brightview Landscape Contracts**

- i. Highland Park Contract**
- ii. Mandolin Estates Contract**
- iii. Race Track Road Contract**

Mr. Wegner and Mr. Seaman from Brightview and Mr. Howell went over the new landscape contracts for review and approval. This condensed all the areas into just a few contracts and was within the CDD budget. There was a slight increase in cost, but it was the first increase in seven or eight years.

The Board reviewed and discussed the contracts in detail.

87  
88 MOTION TO: Approve the Brightview landscape contracts.  
89 MADE BY: Supervisor Jackson  
90 SECONDED BY: Supervisor Cockerell  
91 DISCUSSION: None further  
92 RESULT: Called to Vote: Motion PASSED  
93 4/0 - Motion passed unanimously

94  
95 The Board then reviewed the proposal to sod and landscape the rest of the Race Track Road  
96 common areas. Mr. Howell went over the history of the project and stated that it can be funded  
97 from the current budget or prior year surpluses. The Board discussed the proposal in detail.  
98

99 MOTION TO: Approve the sod and landscape proposal for the Race  
100 Track Road common areas.  
101 MADE BY: Supervisor Cockerell  
102 SECONDED BY: Supervisor Lavina  
103 DISCUSSION: None further  
104 RESULT: Called to Vote: Motion PASSED  
105 4/0 - Motion passed unanimously

106  
107 Next, the Board reviewed the landscape proposal to enhance the cul-de-sac island on  
108 Greensleeve.  
109

110 MOTION TO: Approve the Brightview landscape contracts.  
111 MADE BY: Supervisor Cockerell  
112 SECONDED BY: Supervisor Kinser-Powell  
113 DISCUSSION: None further  
114 RESULT: Called to Vote: Motion PASSED  
115 4/0 - Motion passed unanimously

116  
117 The Board requested for Mr. Wegner to get pricing on additional dog stations, a proposal for ant  
118 control, and new ribbon palms in the swale area by the Estates.  
119

120 **C. General Matters of the District**  
121  
122  
123

**2. VENDOR AND STAFF REPORTS (cont.)**

**B. District Counsel**

**C. District Manager Report**

**D. Speed Data**

Mr. Howell noted there was nothing to report from District Counsel.

The Board tabled the discussion of speeding until the next meeting.

**5. BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors February 15, 2017**

The Board reviewed the minutes and noted the following changes: line 114 should eliminate "now" and capitalize Lake Dagny, line 115 needs a period, and line 121 should be "island."

MOTION TO:	Approve February 15, 2017 meeting minutes with changes as noted.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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

The Board reviewed the Admin O&Ms.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Admin) March 2017.
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) March 2017**

The Board went over the Highland Park O&Ms.

MOTION TO:	Approve the Operation & Maintenance Expenditures (Highland Park) March 2017
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

Mr. Howell will check on the TECO late charge and for any discrepancies on entities being billed.

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

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

MOTION TO:	Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) March 2017.
MADE BY:	Supervisor
SECONDED BY:	Supervisor
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mr. Howell will also check on the TECO charge in the Mandolin/Windsor O&Ms.

**E. Review of Financial Statements Month Ending January 31, 2017**

The financials were reviewed and accepted. Mr. Howell noted that most of the tax revenue was collected and the budgets were tracking normally.

**6. SUPERVISOR REQUESTS**

There were no supervisor requests.

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

There was a brief discussion on the Citrus Park Extension.

**8. ADJOURNMENT**

MOTION TO:	Adjourn at 5:31 p.m.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - 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 4-19-17.**


  
Signature

\_\_\_\_\_  
Printed Name

**Title:**

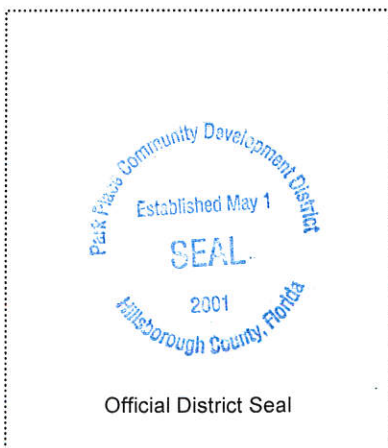
☐ Chairman  
☐ Vice Chairman

  
Signature

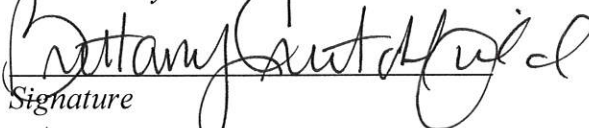
  
Printed Name

**Title:**

☐ Secretary  
☒ Assistant Secretary



Recorded by Records Administrator

  
Signature

4-20-17  
Date