

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

April 19, 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, April 19, 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, April 19, 2017 at 4:00 p.m.

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

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| Brian Howell | District Manager, Meritus | |
| Tonja Stewart | District Engineer | <i>via speakerphone</i> |
| John Wegner | Brightview | |
| Tim Gay | Holiday Lighting | |

There were some audience members in attendance.

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

Audience members asked about pressure washing the wall in Mandolin/Windsor, ownership of the turf around the entrance pond in Mandolin/Windsor, storm water inspection, and the Citrus Park extension.

3. VENDOR AND STAFF REPORTS

A. District Engineer

Ms. Stewart went over her report. The Board discussed the call box sign and that it is not on a proper pole, nor is it in the correct location. Ms. Stewart will have it relocated and get a nicer pole. The Board reviewed the proposal for sign poles and signs along Race Track Road. Ms. Stewart went over requirements for the signs and recent changes to what is needed. The Board decided to table the decision for a future meeting so that more information can be sent out; they

will look to do the project this fall in the new budget season. Ms. Stewart then went over the striping proposal, and Board asked for more details on number of spaces and asked if it is correct. The Board decided that this too will be completed in the new budget year.

The Board asked Ms. Stewart to get some more preliminary information on possibly doing speed tables in Highland Park. Sidewalk repairs will start in 30 days, and drain repair brought up at the least meeting will be completed in next 30 days at a minimal cost. Ms. Stewart noted that she looked at an area where a resident thought a storm drain was damaging a driveway; however, she determined that there was no damage being caused by the drain/storm system.

4. BUSINESS ITEMS

A. Discussion on Thermo-Striping – Site Masters

B. Discussion on Race Track Road Signage – CPLM

C. Discussion on Citrus Park Drive Extension

Mr. Gay discussed holiday lighting with the Board. Mandolin/Windsor asked for wreaths in the towers at the estates and reserves; they have also asked Mr. Gay to investigate what made the lights trip continually last year. They would also like to decorate the entrance area at Countryway and Citrus Park. The Board asked Mr. Gay to come up with more options in Highland Park and to come up with options that have a Christmas tree. Mr. Howell will meet onsite with Mr. Gay and the fountain vendor to see if a Christmas tree can be installed at the fountain area this year.

Mr. Wegner stated that the Race Track Road project was permitted and work would commence in a couple of weeks. Mr. Wegner mentioned that the water had been shut off by a third party at the calf path; he will monitor the situation. Mandolin upgrades will commence within the next 10 days or so. The Board reminded Mr. Wegner that they want a price for boulders at the benches along with replacement plants. Mr. Wegner mentioned there have been a few irrigation breaks lately that were repaired. Mr. Wegner then went over upcoming water restrictions and asked Board if they would authorize revamping the entrance to Windsor Place so that it will tie in with the work that the Association is doing. The Board authorized this work, which will cost around \$5,000. The Board then requested that Mr. Wegner check for ants, replace any holes in beds where a plant has died, and to answer some of their irrigation questions.

Supervisor Cockerell went over recent discussions with the County for the Citrus Park extension and stated that the County will be at the next CDD meeting to go over the project. Supervisor Cockerell noted the project had not yet been approved by the County and said that now is the time to ask for items to minimize the impact to the community. She asked Mr. Howell to assist with reaching out to representatives.

3. VENDOR AND STAFF REPORTS (cont.)

B. District Counsel

Mr. Howell noted that District Counsel had nothing to report.

4. BUSINESS ITEMS (cont.)

C. Consideration of Resolution 2017-01; Re-Designation of Officers

The Board discussed Resolution 2017-01.

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| MOTION TO: | Approve Resolution 2017-01 with Supervisor Cockerell Nominated as the Chair. |
| MADE BY: | Supervisor Lavina |
| SECONDED BY: | Supervisor Jones |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

The Board continued to discuss re-designating officers.

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| MOTION TO: | Nominate Supervisor Jones as the Vice Chair. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Jackson |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

D. General Matters of the District

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors March 15, 2017

The Board reviewed the minutes and determined that line 59 needs a period and the meeting date needs to be changed from Monday to Wednesday.

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| MOTION TO: | Approve March 15, 2017 meeting minutes with changes as noted. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Lavina |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

Supervisor Lavina briefly left the meeting.

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

The Board went over the Admin O&Ms.

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

Supervisor Lavina returned to the meeting.

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

The Board went over the Highland Park O&Ms.

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| MOTION TO: | Approve the Operation & Maintenance Expenditures (Highland Park) April 2017 |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Jackson |
| DISCUSSION: | The Board discussed the fountain and urn invoices, dog stations, the utilities being separated by HP/MW, Spearem, and TECO. |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 – Motion passed unanimously |

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

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

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| MOTION TO: | Approve the Operation & Maintenance Expenditures (Mandolin/Windsor) April 2017. |
| MADE BY: | Supervisor Kinser-Powell |

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| SECONDED BY: | Supervisor Cockerell |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

E. Review of Financial Statements Month Ending February 28, 2017

The financials were reviewed and accepted. Mr. Howell stated that the budget is right on track, and some items are even under budget currently. He also noted that most of the tax revenue has been collected and that next month is the budget meeting.

3. VENDOR AND STAFF REPORTS (cont.)

C. District Manager Report

i. Action Item List

Mr. Howell went over the picnic table proposals. The Board would like to go with one that matches the tables that are already in place but thought that the cost of \$6,500 is quite a lot. The Board tabled this matter to next month's meeting for further discussion.

6. SUPERVISOR REQUESTS

There were no supervisor requests.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

There were no audience questions or comments on other items.

8. ADJOURNMENT

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| MOTION TO: | Adjourn at 5:45 p.m. |
| MADE BY: | Supervisor Cockerell |
| SECONDED BY: | Supervisor Kinser-Powell |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED |
| | 5/0 - Motion passed unanimously |

216 *These minutes were done in summary format.

217 *Copy of audio tape available on request.

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

223 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
224 noticed meeting held on 5-17-2017.

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226 *Doris Healey Cokerell*
227 Signature

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229 DORIS Healey Cokerell
230 Printed Name

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233 Title:

234 ☐ Chairman

235 ☐ Vice Chairman

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B. A.
Signature

B. A.
Printed Name

Title:

☐ Secretary

☒ Assistant Secretary



Recorded by Records Administrator
Anthony R. Cuty
Signature
5-19-2017
Date