

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

May 17, 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 **Wednesday, May 17, 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 **Wednesday, May 17, 2017 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
Tony Jones	Vice Chairman
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
James Butler	Spearem

There were five audience members in attendance.

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

Residents commented on the lily pads in the ponds and herbicide treatments. Residents also thanked staff for recent tree trimming.

4. BUSINESS ITEMS

B. Discussion on Boardwalk Repairs

Mr. Butler from Spearem went over the boardwalk proposals with the Board for the north and south boardwalks. The Board discussed the condition of the boardwalks and life expectancy; they asked Mr. Butler to revise his proposal to repair only the worst boards right now and to give a price for an application that will extend the current life by 3-5 years. Mr. Butler will resubmit the revised proposal for the June meeting.

3. VENDOR AND STAFF REPORTS

A. District Engineer

Ms. Stewart went over her report on the sidewalk repairs that were taking place and confirmed that only worst areas identified were being repaired, and she will do a yearly inspection to monitor any potential issues. Ms. Stewart stated that she had made a mistake for the traffic sign and she was having it relocated, and after further review, it was determined that the District actually needs two sign. She went over purchasing the nicer poles for the signs and said that since she had made an error, she would compensate the district through a credit on any of her fees over the next year. The Board thanked her for being honest.

Ms. Stewart, Mr. Howell, and the Board discussed the need for speed tables within in the community due to speeding. The District has been tracking speeding for a while, and the data shows that over half of the daily traffic is speeding. The process is to complete a traffic study first, hold a public workshop next, and then go to the County for approval. There was discussion about the need for speed tables and other options from the audience and the Board.

MOTION TO:	Approve a traffic study not to exceed \$5,000 in cost.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

Ms. Stewart also stated that she will work with staff on pond maintenance and mowing.

B. District Counsel

Mr. Howell noted that District Counsel has nothing to report at this time.

C. District Manager's Report

- i. Action Item List**
- ii. Community Inspection Reports**
- iii. Speed Data**

Mr. Wegner from Brightview then went over the Race Track road landscape enhancement and said that it would be completed within the next week. The Board reviewed landscape proposal to enhance the area at Manor gate.

MOTION TO: Approve the landscape proposal for \$3,925.
MADE BY: Supervisor Jackson
SECONDED BY: Supervisor Jones
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

The Board reviewed the proposal to add pavers and landscaping for parking in alley way between Canopy and Perfect Place. There were questions about whether parking should be added or just landscaping, plus maybe boulders are needed. The Board and Mr. Wegner discussed if irrigation worked and thought perhaps new sod should be installed. Mr. Wegner asked to review the irrigation and bring back some options; he will at the dry spots on Minaret, the schedule of replacement plants by bench areas, the recent flower change out and not using the yellow daisies again, the replacement plan for roses, and to look at mowing down further on the dry ponds.

4. BUSINESS ITEMS (cont.)

A. Discussion on Highland Park Playground Table Proposals

The Board reviewed the picnic table proposal and agreed that it was needed in playground area in Highland Park.

MOTION TO: Approve the playground picnic table proposal for \$6,600.
MADE BY: Supervisor Jones
SECONDED BY: Supervisor Lavina
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

Mr. Howell noted that the lead time for the table is 8 weeks.

C. Consideration of Resolution 2017-02; Approving Proposed Fiscal Year 2018 Budget & Setting Public Hearing

Mr. Howell went over the proposed 2018 budget line by line and explained that the goal of this meeting is to determine whether to raise assessments or keep them level. Based on the past history of coming in or under budget, along with the large surplus funds the District has, it was recommended by staff to keep the assessments the same for 2018 as they were in 2017. The Board discussed the budget and assessments and agreed with the recommendation.

MOTION TO: Approve Resolution 2017-02.
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Jones
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

D. Acceptance of the 2016 Year End Financial Audit

The Board and Mr. Howell reviewed 2016 audit and noted that it came back clean.

MOTION TO: Accept the 2016 Year End Financial Audit.
MADE BY: Supervisor Kinser-Powell
SECONDED BY: Supervisor Jackson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

E. Consideration of Resolution 2017-03; Re-Designating of Treasurer

Mr. Howell reviewed the resolution with the Board and noted that Eric Davidson of Meritus would be appointed treasurer.

MOTION TO: Approve Resolution 2017-03.
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Kinser-Powell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

F. Annual Disclosure of Qualified Electors

Mr. Howell announced that there are 1,467 qualified electors in the district.

G. Appointment of Audit Committee

Mr. Howell went over the audit committee process.

MOTION TO: Appoint the Board as the Audit Committee.
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Lavina
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

H. General Matters of the District

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting April 17, 2017

The Board reviewed the minutes and not that line 6 should say "Wednesday," line 55 should say "last," and line 66 should be "Reserve" in capital letters.

MOTION TO: Approve April 17, 2017 minutes with changes.
MADE BY: Supervisor Jones
SECONDED BY: Supervisor Kinser-Powell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

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

The financials were reviewed and accepted.

Mr. Howell reviewed Resolution 2017-04 with the Board.

MOTION TO: Approve Resolution 2017-04, which changes the District's bank to SunTrust.
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Kinser-Powell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

Supervisor Jones left the meeting.

6. SUPERVISOR REQUESTS

Supervisor Jackson asked Mr. Howell for more details about the traffic study process, and Mr. Howell went over the process.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

A resident commented that the Windsor monument needs to have its lights checked. There were other resident comments about touch-up paint and the upcoming storm drain inspection. Another resident thanked the Board for new flowers at Windsor.

8. ADJOURNMENT

MOTION TO:	Adjourn at 5:30 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

232 *These minutes were done in summary format.

233 *Copy of audio tape available on request.

234

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

239 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
240 noticed meeting held on 6-6-17.

241

242 Doris Helen Cockerell B. Hill

244 Signature

Signature

245 DORIS COCKERELL

Brian Hill

247 Printed Name

Printed Name

248

249 Title:

Title:

250 ☒ Chairman

☐ Secretary

251 ☐ Vice Chairman

☒ Assistant Secretary

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Recorded by Records Administrator

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Bethany Gubge
Signature

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6-13-17

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Date

