

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

June 21, 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, June 21, 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, June 21, 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	
Tonja Stewart	District Engineer	<i>via conference call</i>
John Wegner	Brightview	
James Butler	Spearem	
John Souers	Yellowstone	
Vince Sands	Yellowstone	

There were eight audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

4. BUSINESS ITEMS

A. Discussion on Boardwalk Proposals

Mr. Butler went over his revised proposal to replace any bad boards on the north and south boardwalks. He discussed the material that would be applied to extend the life of the boardwalk by 3-5 years. The Board discussed the proposal and agreed that this maintenance should be done. Mr. Howell confirmed funding was available from the general operations fund or reserves. The Board will pick out a few colors, and Mr. Butler will do color swatches so a final color can be chosen.

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

3. VENDOR AND STAFF REPORTS

A. District Engineer

B. District Counsel

Ms. Stewart went over her report and noted that the emergency signs would be installed on June 28th. The traffic study would commence and the work needed would be under the \$5,000 cap the Board set. Ms. Stewart will update Board at next meeting and felt she will have information back from the study. Ms. Stewart went over best management practices for pond banks and erosion issues; she also said will review the paint striping proposal and make sure all the parking spaces are indeed CDD-owned. The Board will review the updated proposal at the next meeting.

C. District Manager's Report

- i. Action Item List
- ii. Community Inspection Reports
- iii. Speed Data
- iv. Aquatics Update

Mr. Souers then went over the current status of the aquatics program and noted that it has been progressing well in general. They have been eradicating the water lilies as directed and targeting invasive material on the littoral shelves. Mr. Souers then walked the Board through the timeline of Lake Dagny and what has transpired since the District took over maintenance in 2013. The hydrilla has been eliminated, and treatments for the lake have subsided now that everything is under control. Best management practices have been used in the past and will be continued in the future. There were questions on the carp in the lake, water quality, native plants, and other items. The Board and Ms. Stewart agreed that the District needed to maintain the lake as is since it is was part of the storm system and needs to be kept in good condition. The Board asked questions on any current aeration systems and asked Mr. Souers to make recommendations for any other ponds that could use a system to help water quality and combat algae issues.

Next, Mr. Wegner went over his landscaping report and noted that several clocks had been hit by lightning strikes. New annuals will be going in soon, and they will be coleus. The Race Track Road project is almost done and only needs mulch and a small area of grass to be replaced. The Board mentioned a few dead plants on Greensleeve, work at the benches and Manors gate, a broken dog station, new palms, and trimming around street lights. Mr. Wegner then went over the proposal for the island tips in Highland Park.

MOTION TO:	Approve \$2,683.00.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

Mr. Wegner was asked to come up with landscape plan for the next meeting for the alley way area and to verify if irrigation is needed or not.

4. BUSINESS ITEMS (cont.)

B. Discussion on Fountainhead Park Event Approval

The Board reviewed the request to use the park for a movie shoot. The Board discussed and felt that the hours would be disturbing to surrounding residents and decided that they do not want to set a precedent for everyone to use park for events like these. The Board unanimously declined the request.

C. General Matters of the District

Mr. Howell explained the next step for the Audit Committee.

MOTION TO:	Have the District rank the audit proposals by price.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

5. BUSINESS ADMINISTRATION

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

The Board reviewed the minutes and found that “not” in line 183 should be corrected to “noted.”

MOTION TO: Approve May 17, 2017 minutes with changes.
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 at 5:21 p.m.

B. Consideration of Operations and Maintenance Expenditures (Admin) May 2017

The Board went over the O&Ms.

MOTION TO: Approve the Admin May 2017 O&Ms.
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Jackson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

C. Consideration of Operations and Maintenance Expenditures (HP) May 2017

The Board reviewed the O&Ms.

MOTION TO: Approve the Highland Park May 2017 O&Ms
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Kinser-Powell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

D. Consideration of Operations and Maintenance Expenditures (Admin) May 2017

The Board went over the O&Ms.

MOTION TO: Approve the Mandolin/Windsor May 2017 O&Ms.
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Lavina
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending May 31, 2017

The financials were reviewed and accepted.

6. SUPERVISOR REQUESTS

Supervisor Jackson brought up the alleyways. She is concerned about using pavers and that the area would be dominated by a house or two and used as personal parking. Supervisor Jackson also has concerns on street parking and residents parking on CDD common areas.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Audience members commented on the drainage report and monument ownership. They also commented on the ability to add lighting to conversations areas, along Race Track Road, and inside the community.

8. ADJOURNMENT

MOTION TO: Adjourn at 5:55 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.*

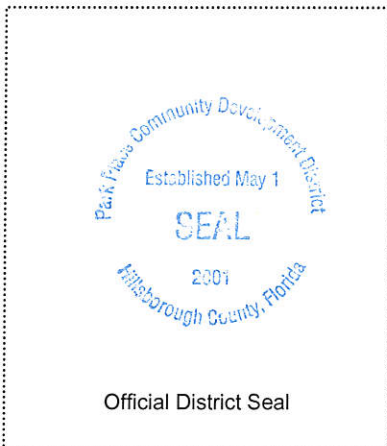
**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 7-19-2017.

Doris Healey Cockerell B. Ver
Signature Signature

Doris Healey Cockerell Brian Henry
Printed Name Printed Name

Title: Title:
☐ Chairman ☐ Secretary
☐ Vice Chairman ☒ Assistant Secretary



Recorded by Records Administrator

[Signature]
Signature
8/1/17
Date