

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

October 18, 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, October 18, 2017 at 4:00 p.m.** at the Maureen Gauzza Public Library (Previously Known as the Upper Tampa Bay Regional Library) located at 11211 Countryway Blvd, Tampa, FL 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, October 18, 2017 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman	
Tony Jones	Vice Chairman	
Cathy Kinser-Powell	Supervisor	
Andrea Jackson	Supervisor	
Erica Lavina	Supervisor	<i>arrived at approximately 4:21 p.m.</i>

Staff Members Present:

Brian Howell	District Manager	
Tonja Stewart	District Engineer	<i>via conference call</i>
John Wegner	Brightview	
Andrew Goetz	The Phoenix Solution USA	
Chris Barrett		

There were no audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR AND STAFF REPORTS

A. District Engineer

Ms. Stewart went over her report and advised that the traffic study would be completed in the next three weeks, the under-drain work has been scheduled, she is checking on street signs for Windsor/Mandolin, the pothole on canopy drive was being looked at, and the striping will be completed after the rainy season. The Board discussed making sure that the parking areas over by the Mobley neighborhood had been captured and that the sign poles will be added to the November agenda.

B. District Counsel

C. District Manager's Report

i. Action Item List

ii. Community Inspection Reports

Supervisor Lavina arrived at the meeting.

Mr. Wegner went over the proposal to replace the trees on Race Track Road that were damaged from the hurricane and accident. The Board discussed repairs.

MOTION TO:	Approve the proposal for \$9,705.16.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

Mr. Wegner stated that the annuals were installed and the mulch is scheduled for next month. He confirmed that the design and proposal for the area on Canopy Drive will be ready in the next week or so. Supervisor Cockerell asked Mr. Wegner to replace the dead crepe myrtles by the Reserves with sod. The Board asked Mr. Wegner to trim the tree limbs on Race Track Road.

4. BUSINESS ITEMS

A. Discussion on Dock Proposals

Mr. Goetz went over the proposals to replace all three of the docks and explained the process, debris removal, marine-grade wood, when to stain, and the general construction of the project.

MOTION TO:	Approve the dock proposals with a not-to-exceed \$30,500 for replacement of all three docks.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	The Board directed Mr. Howell to have the first dock completed, and if all went well, then the other two were approved to go forward. The Contractor noted that the sub-structure and piling were all good.
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

B. Discussion on Electricity Cost Sharing Agreement

Mr. Howell went over the Cost Sharing Agreement for electricity with the HOA. This is for the aerator for Pond 4.

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

C. Discussion on Aerator Installation Proposal – Pond 4

The Board discussed the Aerator proposals.

MOTION TO:	Approve the aerator for Pond 4 for \$2468.78.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

The Board continued to discuss the aerator proposals.

MOTION TO:	Approve the electrical work for the aerator for \$2,350.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Jones
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 Meeting August 30, 2017

The Board reviewed the minutes and noted changes to line 8 to “previously known,” 55-56 to “Canopy Drive,” and 61 to “Renaissance View Drive.”

MOTION TO:	Approve the August 30, 2017 minutes with changes.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

The Board went over the Admin O&Ms.

MOTION TO:	Approve the Admin September 2017 O&Ms.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

The Board reviewed the Highland Park O&Ms.

MOTION TO:	Approve the Highland Park September 2017 O&Ms
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

D. Consideration of Operations and Maintenance Expenditures (M/W) Sep. 2017

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

MOTION TO:	Approve the Mandolin/Windsor September 2017 O&Ms.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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

The financials were reviewed and accepted. Mr. Howell noted that the District was under budget through August.

6. SUPERVISOR REQUESTS

The Board discussed the Engineer's report and tree limbs on private property.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

There were no audience questions or comments.

8. ADJOURNMENT

MOTION TO:	Adjourn at 5:18 p.m.
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

202 *These minutes were done in summary format.

203 *Copy of audio tape available on request.

204
205 *Each person who decides to appeal any decision made by the Board with respect to any matter
206 considered at the meeting is advised that person may need to ensure that a verbatim record of
207 the proceedings is made, including the testimony and evidence upon which such appeal is to be
208 based.

209 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
210 noticed meeting held on 11-15-17.

211
212 Doris Healey Cockrell
213 Signature

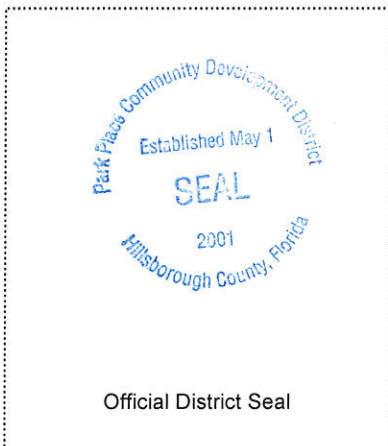
214
215 Doris Cockrell
216 Printed Name

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219 Title:
220 ☒ Chairman
221 ☐ Vice Chairman

212 B. H. Hare
213 Signature

214
215 B. H. Hare
216 Printed Name

217
218
219 Title:
220 ☐ Secretary
221 ☒ Assistant Secretary



Recorded by Records Administrator

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Signature

12-01-17
Date