

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

November 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 **Wednesday, November 15, 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, November 15, 2017 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Cathy Kinser-Powell	Supervisor
Andrea Jackson	Supervisor
Erica Lavina	Supervisor

Staff Members Present:

Brian Howell	District Manager	
Tonja Stewart	District Engineer	<i>via conference call</i>
John Wegner	Brightview	

There were two 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

i. Discussion on Traffic Study

ii. Discussion on Race Track Road Pole Proposal

Ms. Stewart went over the pole proposal for Race Track Road and stated that she had spoken to Counsel and found out that they need to get the okay by the County in order for the District to proceed. The total cost for the job is \$29,363.00. The Board agreed that Counsel and the Engineer should check with the County to make sure this can be done before approving. The Board will review everything at the January meeting when all of the Board members will be present.

Mr. Stewart then went over the traffic study and said that the Engineer who did the report would be available via phone or in person to go over the report with the Board at their next meeting.

Supervisor Jackson asked if we could get input from the Fire Marshal prior to the next meeting on doing speed tables. Ms. Stewart also reported that the under-drain work had been completed, and it appeared to be helping the area that was previously boggy.

B. District Counsel

C. Landscaping – Brightview

Mr. Wegner went over his report and stated that he was finishing the proposal for the brick paver area, Estates entrance, and Manor key pad area. He said that mulch will start week after Thanksgiving, and new annuals would be installed in January.

The Board inquired about the trash on Race Track Road, the dog stations, and the irrigation/wet area at the Reserve. They also asked about the sod where crape myrtles are located at the Reserve, jasmine in Fountainhead Park, dead plants by benches and in the cul-de-sac, and tree on Greensleeve. The Board also had a question about the pond bank in the Estates, and the Board and audience asked for a proposal to enhance the Calf Path entrance, as some of the material does not look good and seems weak.

D. District Manager's Report

i. Action Item List

ii. Community Inspection Reports

Mr. Howell noted that the dock construction would begin in three weeks, the new table for park and the aerator for Pond 4 were installed, and the boardwalk work has been completed.

4. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting October 18, 2017

The Board reviewed the minutes and noted capitalization revisions to lines 7, 44, and 106. The Board also noted that line 34 should be "comments" plural, and line 70 should be "Reserve" singular.

MOTION TO:	Approve the October 18, 2017 minutes with changes.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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

The Board went over the Admin O&Ms.

MOTION TO: Approve the Admin October 2017 O&Ms.
MADE BY: Supervisor Jackson
SECONDED BY: Supervisor Lavina
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion passed unanimously

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

The Board reviewed the Highland Park O&Ms.

MOTION TO: Approve the Highland Park October 2017 O&Ms
MADE BY: Supervisor Jackson
SECONDED BY: Supervisor Kinser-Powell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion passed unanimously

C. Consideration of Operations and Maintenance Expenditures (M/W) Oct. 2017

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

MOTION TO: Approve the Mandolin/Windsor October 2017
O&Ms.
MADE BY: Supervisor Kinser-Powell
SECONDED BY: Supervisor Lavina
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending September 30, 2017

The financials were reviewed and accepted. Mr. Howell noted that for the fiscal year 2017, which closed out September 30, 2017, the Admin financials were under budget by 9%, the Mandolin/Winsor financials were under budget by 14%, and the Highland Park financials were under budget by 12%

5. SUPERVISOR REQUESTS

Supervisor Kinser-Powell commented about landscaping action items and staffing. Supervisor Jackson expressed concerns about the cost of the traffic report vs. what was provided.

6. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

The audience commented about the holiday lights.

7. ADJOURNMENT

MOTION TO:	Adjourn at 4:42 p.m.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - 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 01-17-18.

Doris Healy Cockrell
Signature

DORIS COCKRELL
Printed Name

Title:

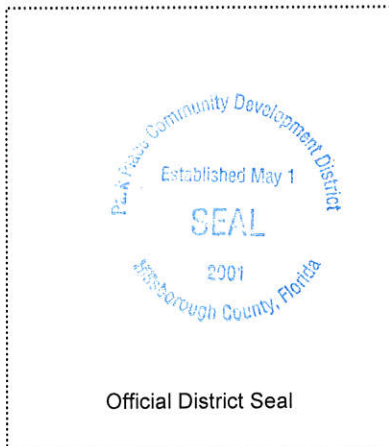
☒ Chairman
☐ Vice Chairman

B. Del
Signature

B. Del
Printed Name

Title:

☐ Secretary
☒ Assistant Secretary



Recorded by Records Administrator
N. [Signature]
Signature
1-19-18
Date