

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

March 21, 2018 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, March 21, 2018 at 4:00 p.m.** at the Lake House located at 11740 Casa Lago Lane, 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, March 21, 2018 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Howell	District Manager
Tonja Stewart	District Engineer
Angie Mason	Brightview

There were 8 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

Ms. Mason from Brightview went over the landscape proposal for Mandolin Estates. The Board reviewed the proposal and decided to utilize a magnolia tree instead of palm trees in the median island.

MOTION TO:	Approve the proposal for \$10,785.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

The Board reviewed the plan for the Canopy Drive area and requested for Ms. Mason to revise the bid to take out the hardscape element and instead use plant material and also possibly some boulders. They would also like some structural pruning of trees in that area.

The Board also reviewed the plan for the Manor section and went over the look they wanted to achieve, which was consistency in the plantings throughout the community. Ms. Mason stated that she has been working on a plan for the Coach Homes entrance and that she is also going to make sure the area along the wall on S. Mobley was detailed with trees trimmed, etc. The Board requested for Ms. Mason to look at the dead plants by the Manor entrance and along Race Track Road and determine if they are under warranty, as they were just planted last year. In Mandolin/Windows, the plants by the benches need to be replaced, non-irrigated islands need to be reviewed and enhanced, and a proposal is needed for the area by the Reserves gate.

A. District Engineer

Ms. Stewart went over her report. She stated that the cost for speed tables using pavers would be approximately \$8K-\$10K each, and the cost for speed humps would be \$5K-\$7K each. Supervisor Jackson then made a statement on the speed tables.

The entire discussion is available on audio recording.

The Board then discussed the next step, which would be a workshop in April that will be chaired by Mr. Howell and Ms. Stewart. The workshop will be scheduled for late April so that sufficient advertising and mailers for the workshop can be completed. The workshop will be held in the evening and will not be a Board meeting. Mr. Howell and Ms. Stewart will inform the Board of the date by the end of March. The Board discussed doing a survey to all owners after the workshop; Mr. Howell will ask Counsel if the entire Highland Park side should get the survey or just residents in the area impacted.

Ms. Stewart then went over the Race Track Road pole project. She felt it would not be improved unless the District has some sort of maintenance agreement on file with the County. Mr. Howell will check the records. If there is not an agreement, then Ms. Stewart does not think there would be much of a reason to pursue the project any further. Ms. Stewart stated that striping would start in early April. She also said that as far as the parking concerns raised about the area near the apartments and shops, there is no way to redo the striping there. She hoped that when the striping project is finished, that will delineate spaces for parallel parking. Ms. Stewart also stated that

87 police enforcement would be a good option. Mr. Howell noted that FHP off duty-patrols were
88 ordered and should be starting anytime. Supervisor Cockerell asked Ms. Stewart to check on the
89 picture she sent regarding Windsor/Mandolin changing out poles and street signage.
90

91 **B. District Counsel**
92

93 Mr. Howell noted that there was nothing to report from Counsel.
94

95 **C. District Manager's Report**

96 **i. Action Item List**

97 **ii. Community Inspection Reports**
98

99 Mr. Howell stated that he had concerns on the aquatics program, and he wanted to get the
100 Board's approval to advise the aquatics company that they need to step up their efforts and also
101 attend the April meeting. The Board agreed with the concerns and asked for the vendor to attend
102 the meeting next month. Mr. Howell stated that the other two docks would be started within the
103 next couple of weeks.
104

105
106 **4. BUSINESS ITEMS**

107 **A. General Matters of the District**
108
109

110 **5. BUSINESS ADMINISTRATION**

111 **A. Consideration of Minutes of the Board of Supervisors Meeting Feb. 21, 2018**
112

113 The Board reviewed the minutes and noted a few changes. Line 60 should be "do not" and "for"
114 needs to be removed. Line 87 should be "Calf Path" and line 99 should be "exit."
115

MOTION TO:	Approve the February 21, 2018 minutes with changes.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

123
124 **B. Consideration of Operations and Maintenance Expenditures (Admin) Feb. 2018**
125

126 The Board went over the Admin O&Ms.
127

MOTION TO: Approve the February 2018 Admin 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

C. Consideration of Operations and Maintenance Expenditures (HP) Feb. 2018

The Board went over the Highland Park O&Ms and asked to check on the dog station invoices.

MOTION TO: Approve the Highland Park February 2018 O&Ms
MADE BY: Supervisor Jackson
SECONDED BY: Supervisor Cockerell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

D. Consideration of Operations and Maintenance Expenditures (M/W) Feb. 2018

The Board went over the Mandolin/Winsor O&Ms and asked to if the pressure washing is completely finished.

MOTION TO: Approve the Mandolin/Windsor Feb. 2018 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 February 28, 2018

The financials were reviewed and accepted.

6. SUPERVISOR REQUESTS

Supervisor Cockerell mentioned that the sod area by the Reserves has still not been completed. She also brought up street signage, leaf blowing, and the Mandolin Reserve area still being wet.

Supervisor Lavina requested to have the bollards by each key pad in Mandolin/Windsor painted.

Supervisor Jackson commented on trimming trees around street signs.

Supervisor Jones discussed streetlights and community events.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

There were audience comments about speeding and speed tables, pressure washing, pond maintenance, Coach Homes landscaping, use of pavers, trash, and LED lights.

8. ADJOURNMENT

MOTION TO:	Adjourn at 5:50 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

192 *These minutes were done in summary format.

193 *Copy of audio tape available on request.

194
195 *Each person who decides to appeal any decision made by the Board with respect to any matter
196 considered at the meeting is advised that person may need to ensure that a verbatim record of
197 the proceedings is made, including the testimony and evidence upon which such appeal is to be
198 based.

199 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
200 noticed meeting held on 04-18-2018.

201

202 Alvin Healey Cockrell
203
204 Signature

205 Doris Cockrell
206
207 Printed Name

208

209 Title:
210 ☒ Chairman
211 ☐ Vice Chairman

212

213

214

215

216

217

218

219

220



B. R.
Signature

B. R. Hues
Printed Name

Title:
☐ Secretary
☒ Assistant Secretary

Recorded by Records Administrator

Anthony G. G. G.
Signature

05-18-2018
Date