

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

May 16, 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, May 16, 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, May 16, 2018 at 4:01 p.m.**

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chair
Cathy Kinser-Powell	Supervisor
Andrea Jackson	Supervisor
Erica Lavina	Supervisor

Staff Members Present:

Brian Howell	District Manager	
Gene Roberts	Operations Manager	
Tonja Stewart	District Engineer	<i>via conference call</i>
Richard Seaman	Brightview	
Vince Sands	Yellowstone	
Jon Souers	Yellowstone	

There were nine 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. Discussion with Yellowstone – Aquatics

Mr. Souers from Yellowstone went over the aquatics program and stated that the fish in the larger lakes were doing well and doing their job of eating invasive vegetation. The treatments on the duckweed were going well, and the ponds were responding. Ponds 9 and 15 still had some duckweed left and had not died off completely. Mr. Souers said that the rain was helping the ponds, as were the aerators in certain ponds. The Board stated that Pond 13 had trash in and around it; they also asked for reports from the aquatics provider that had more information. The Board also wanted to know why they have to bring issues to the aquatics provider's attention

versus the provider letting the Board know the issues that are being addressed. The Board did agree that the ponds were looking better, and the expectation was the program would continue to make progress and stay on track.

B. District Engineer

Ms. Stewart went over her report. She stated that she needed input on whether the CDD wanted to move forward with the speed tables. The Board discussed adding pavers to a stretch of Canopy Drive. Ms. Stewart said she would probably need to come up with a scope to get hard numbers so the Board could see the costs. The cost to do this would not exceed \$5,000. The Board said they would like to send out a survey to owners that are affected, and they will then decide on what course of action the CDD should take.

Ms. Stewart also said she was working on getting a price to do striping for the yellow lines and arrows; the parking space striping had already been completed. Ms. Stewart said she will also provide information prior to the next meeting on the cost to remove the one parking space that is causing issues with residents parking the wrong way, so the Board can make a decision at the June meeting.

C. District Counsel

Mr. Howell noted that District counsel had nothing to report.

D. District Manager's Report

- i. Action Item List**
- ii. Community Inspection Reports**

Richard Seaman from Brightview went over the proposals for further enhancements for the coach homes and along Race Track Road. The Board had questions on irrigation costs and asked Mr. Seaman if he could break down the materials and labor on his proposals rather than just doing a lump sum. The Board stated that they had agreed not to do any more improvements until the landscape maintenance program was back on track. Mr. Howell and Mr. Roberts noted that there was good improvement over the last month, and the program was at about 80% of where it needed to be.

Mr. Seaman said that the area by the Manor gate would be finished by Memorial Day weekend, and all palms would be trimmed by next week. The coach homes entrance work will start on 5/23. There were concerns about the bench areas in Mandolin/Windsor regarding maintenance and weeds. Mr. Seaman stated he would review the areas this week and that the new plants were being watered three times per week. The Board went over the Top Choice application for ants and agreed this would be a beneficial cost, not to exceed \$5,000. Mr. Seaman was asked to check by the last house on the left on Greensleeve, as the area is not being maintained well.

Mr. Howell reported that the dock on Bournemouth would start next Tuesday. He also stated that the clock had been repainted, and the time was off and would be rechecked. The replacement banners had also been installed.

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97 **4. BUSINESS ITEMS**

98 **A. Consideration of Resolution 2018-01; Approving Fiscal Year 2019 Proposed**
99 **Budget & Setting Public Hearing**

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101 Mr. Howell went over the budget process and explained that at this meeting, the critical item to
102 determine was whether to raise assessments or not. The recommendation of staff was not to
103 increase assessments, but to keep them the same for 2019 and at the same level as was adopted
104 for 2018. Mr. Howell noted the District's financial stability, reserve funding, the performance of
105 the District over the past years, and that the District had come in at or under budget each year.
106 Mr. Howell then went over the budget line items and noted that the District could move the line
107 items numbers around during June and July. The Board agreed to keep the assessments the same
108 and not raise them. Mr. Howell reviewed the resolution with the Board.
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MOTION TO:	Approve Resolution 2018-01.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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111 **B. Annual Disclosure of Qualified Electors**
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114 Mr. Howell announced that as of April 15, 2018, Park Place CDD has 1,470 qualified electors.
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117 **C. 2018 Elections Process**
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120 Mr. Howell went over the open seats for the fall elections and noted the timeframe for signing up
121 to run.
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124 **D. Consideration of Resolution 2018-02; General Elections, November 2018**
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127 Mr. Howell reviewed the resolution with the Board.
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MOTION TO:	Approve Resolution 2018-02.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

E. Discussion on Streetlights to LED Proposal

Mr. Howell went over the streetlight proposal by Deans and explained that the LED lights would last approximately 11 years on the conservative side, but they could last longer. The cost to install the LED lights is around \$18,000. However, the return over the 11 years on electricity savings will be \$33,000. This project could be funded through the reserves. The Board agreed it was a smart financial decision to switch to LED lights.

MOTION TO:	Approve the Streetlights to LED proposal.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

F. General Matters of the District

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting April 18, 2018

The Board reviewed the minutes.

MOTION TO:	Approve the April 18, 2018 minutes.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures (Admin) Apr. 2018

The Board went over the Admin O&Ms.

MOTION TO:	Approve the April 2018 Admin O&Ms.
MADE BY:	Supervisor Kinser-Powell
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) Apr. 2018

The Board went over the Highland Park O&Ms.

MOTION TO:	Approve the Highland Park April 2018 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

E. Consideration of Operations and Maintenance Expenditures (M/W) Apr. 2018

The Board went over the Mandolin/Winsor O&Ms. They asked questions about sod and pine tree removal. Mr. Roberts will check on where the trees were removed and get back to the Board.

MOTION TO:	Approve the Mandolin/Windsor April 2018 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

E. Review of Financial Statements Month Ending April 30, 2018

The financials were reviewed and accepted.

6. SUPERVISOR REQUESTS

Supervisor Cockerell asked for Spearem to check the sod and soil at the new fence area. She also asked about new street signs. Mr. Roberts will ask County to replace existing worn signs, and Mr. Howell will make sure that Ms. Stewart has an answer regarding if they can upgrade to new signs like the townhomes did.

Supervisor Kinser-Powell requested plants around utility boxes or painting the boxes.

Supervisor Jackson discussed traffic calming and stated that she has drafted two surveys. After she makes a few minor revisions, she will email the surveys to Mr. Howell, who will then distribute them to the Board for comments. The goal is to have the survey out within 1-2 weeks. Mr. Howell will see if he can get a ballpark cost from the Engineer on doing a paver addition to

road without having to do the \$5,000 expenditure for scope of services. Supervisor Jackson will also include some speed humps that she saw in other communities for the survey.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

An audience member commented about the coach homes landscaping; Supervisor Jackson will contact them to see if there are cheaper ways to dress their areas up. Audience members also commented about using energy saving devices for other areas of the neighborhood, the annual beds, and the survey and traffic calming.

8. ADJOURNMENT

MOTION TO:	Adjourn at 5:40 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

240 *These minutes were done in summary format.

241 *Copy of audio tape available on request.

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

247 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
248 noticed meeting held on June 20, 2018.

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251 Doris Healy Cockrell
252 Signature

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254 DORIS COCKRELL
255 Printed Name

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257 Title:

258 ☒ Chairman
259 ☐ Vice Chairman

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251 Jan B B
252 Signature

253
254 Ben Hines
255 Printed Name

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257 Title:

258 ☐ Secretary
259 ☒ Assistant Secretary

260
261
262 Recorded by Records Administrator

263 James Kennerton
264 Signature

265 June 20, 2018
266 Date

