

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

September 19, 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, September 19, 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, September 19, 2018 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chair	
Tony Jones	Vice Chair	<i>via conference call</i>
Cathy Kinser-Powell	Supervisor	
Andrea Jackson	Supervisor	
Erica Lavina	Supervisor	

Staff Members Present:

Brian Howell	District Manager
Gene Roberts	Operations Manager
John Vericker	District Counsel
Phil Chang	District Engineer
Richard Seaman	Brightview
Paul Woods	OLM

There were approximately seven audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

i. District Engineer Agreement

Mr. Vericker went over the Engineer contract and stated that it was the same as the previous one with Stantec. The Board asked about hourly rates. Mr. Chang answered and said he would forward the rate sheet.

48 Mr. Vericker then went over the recent lawsuits involving municipalities down south and their
49 websites not being ADA compliant. The insurance provider for the District is demanding that all
50 District websites be made compliant or they may drop coverage or not defend if a CDD is sued.

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52 Mr. Vericker also went over the potential for the CDD in Windsor/Mandolin to take over the
53 roads and sidewalks that are now owned by the HOA. The Board asked questions, and Mr.
54 Vericker responded and stated this would need to be looked into more so staff could provide
55 answers in detail on this possibility.

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57 *Supervisor Lavina briefly stepped out of the meeting.*

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59 Mr. Howell also went over ADA website compliance. The cost would be \$3,900 to make the
60 website compliant. He also touched on the roads and sidewalks question. The Board discussed
61 the CDD taking over the roads and sidewalks.

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MOTION TO:	Direct staff to explore the potential of the CDD taking over the roads and sidewalks from the HOA.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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71 The Board discussed the ADA website compliance.

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MOTION TO:	Approve \$3,900 to upgrade the website to be ADA compliant.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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82 The Board discussed the Engineer contract.
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MOTION TO:	Approve the Engineer contract.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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91 **B. District Engineer**
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93 Mr. Chang stated he reviewed the property and for the next meeting he will have information so
94 the District could decide if they want to move forward with traffic calming enhancements. He
95 will also have a list of areas in Highland Park where the road needs repairs, and he will be doing
96 a storm water inspection once the water levels go down in the ponds.
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98 **C. Brightview Landscape**
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100 Richard Seaman with Brightview went over his list. He stated that the mulch was going in, and
101 new annuals would be installed next month. He is working on sending the tree proposal for the
102 townhomes over at Lake Dagny. Supervisor Jackson said it just needs to be chopped down. Mr.
103 Seaman noted that there are a few dead plants that need to be replaced at the Reserves, and they
104 were trying out a deer repellent spray. The Board discussed firecracker plants, and dead plants by
105 the bench.
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107 *Supervisor Lavina returned to the meeting at approximately 4:34 p.m.*
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110 **4. BUSINESS ITEMS**

111 **A. Discussion on Street Lamp Proposal**
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113 Mr. Howell and Mr. Roberts went over the revised the proposal to clean and repaint all of the
114 streetlights that belong to the CDD in Highland Park. The Board discussed the proposal.
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MOTION TO:	Approve the proposal not to exceed \$5,700.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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124 **5. CONSENT AGENDA**

125 **A. Consideration of Minutes of the Board of Supervisors Meeting August 15, 2018**

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127 The Board reviewed the minutes.

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MOTION TO: Approve the August 15, 2018 meeting minutes.

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MADE BY: Supervisor Cockerell

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SECONDED BY: Supervisor Kinser-Powell

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion passed unanimously

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

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139 The Board went over the Admin O&Ms.

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MOTION TO: Approve the August 2018 Admin O&Ms.

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MADE BY: Supervisor Jackson

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SECONDED BY: Supervisor Cockerell

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion passed unanimously

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

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150 *Supervisor Jackson briefly stepped out of the meeting.*

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152 The Board went over the Highland Park O&Ms. Mr. Howell was asked to look into cutting down
153 on the cost of reading and recharging the speed sign.

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MOTION TO: Approve the Highland Park August 2018 O&Ms

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MADE BY: Supervisor Cockerell

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SECONDED BY: Supervisor Lavina

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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4/0 - Motion passed unanimously

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

Supervisor Jackson returned to the meeting.

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

MOTION TO:	Approve the Mandolin/Windsor August 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 August 31, 2018

The financials were reviewed and accepted.

6. MANAGEMENT REPORTS

A. District Manager's Report

- i. Action Item List**
- ii. Community Inspection Reports**
- iii. Speed Data**

Mr. Howell went over his reports with the Board.

7. SUPERVISOR REQUESTS

Supervisor Cockerell asked about the poles. Mr. Roberts stated that they had been completed.

Supervisor Jackson asked to look to schedule a couple of meetings next year in the evening. She also stated that the landscaping in the Cotswolds area needs help.

Supervisor Kinser-Powell noted the trash in the ponds.

Supervisor Jones brought up future landscape enhancements.

8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Audience members commented on tree removal, sod costs, ant hills on Race Track Road, trimming of plant material, roads, and speed tables.

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4. BUSINESS ITEMS (cont.)
B. Discussion on Landscaping Bid Package Proposal
C. Discussion on Monthly Landscape Inspection Proposal

Paul Woods with OLM went over his proposals for providing services to handle the landscape bid process and doing monthly inspections. Mr. Woods went over the history of OLM and what they provide. He gave examples of their reports, inspections, scoring, and penalty clauses in their landscape contracts. He also went over what they would provide for bidding out the landscape program. The Board asked many questions, and Mr. Woods answered. The Board and staff discussed the program, and the audience was also in favor of bidding out the program.

Supervisor Lavina left the meeting.

MOTION TO:	Approve the OLM bid for \$2,500 to go out to bid on the landscape program.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mr. Wood will have numbers for the November meeting. Mr. Howell will review the budget and see if money can be found to engage OLM for monthly inspections.

8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS (cont.)

Audience members commented about OLM's services.

9. 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

247 *These minutes were done in summary format.

248 *A copy of the audio recording is available on request.

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

254 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
255 noticed meeting held on 10-11-18.

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Aloris Healey Cokerull
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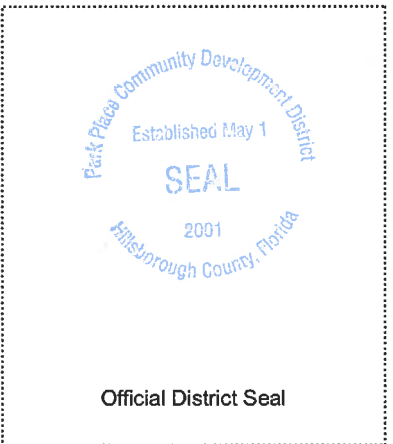
B. Mc
Signature

Printed Name

Ben Mc
Printed Name

Title:
 Chairman
 Vice Chairman

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator
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Signature
10-22-18
Date