

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

October 17, 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, October 17, 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, October 17, 2018 at 4:00 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
Phil Chang	District Engineer
Richard Seaman	Brightview
Jon Souers	Yellowstone
Vince Sands	Yellowstone

There were approximately 10 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. Yellowstone – Update on Aquatics Program

Jon Souers with Yellowstone went over the aquatics program and stated that the temperatures were still high, and they were keeping up with algae and trash. The sonar treatments went well, and there was no hydrilla in Lake Dagny or Galt Lake. The fish in those lakes have been doing exactly what they were introduced to do. Ms. Souers was asked if more aerators were needed. He went over aerators and the potential lakes that could benefit from aerators. Mr. Souers was also asked about Pond 13, and he explained that this was a littoral shelf and a required planting. The water is only 18” deep, which encourages algae. Mr. Souers was then asked if vegetation could

48 be removed, and Mr. Chang stated that he would see what could be done and will report back at
49 the next meeting. Mr. Souers will be attending CDD meetings on a quarterly basis.

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51 **B. Brightview Landscape**

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53 Richard Seaman with Brightview went over the landscape program and noted that new annuals
54 were in, fertilizer would be done soon, they were in the process of irrigation repair in
55 Fountainhead Park, and they had fixed some mainline breaks recently. The Board went over the
56 replacement plants in various areas, and Mr. Seaman stated that they had already been completed
57 or have been scheduled for completion. Mr. Seaman was asked to keep an eye on the dog
58 stations for cleaning and adding new bags. Mr. Seaman also stated that an area on Minaret would
59 be trimmed by next week.

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61 **C. District Counsel**

62 **D. District Engineer**

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64 Mr. Chang went over his report and the potential speed table types for Highland Park. The cost
65 to remove asphalt and add pavers on Canopy to Splendid would be \$250,000. The cost to do two
66 speed tables with pavers would be \$7,900. Asphalt speed humps would be \$5,300, and rubber
67 speed tables would be \$6,300. Pricing included signage and pavement markings.

68

69 The Board discussed which option was best and if a follow-up survey needs to be done to ask
70 owners in the affected areas for their opinion. Supervisor Lavina did not see a point to doing a
71 follow-up survey since a workshop was already held, and this has been discussed for a couple of
72 years. Supervisor Jackson thought that a survey should be done to gauge interest from all
73 affected residents. Supervisor Cockerell thought it was time to make a decision, as this subject
74 had been discussed for a couple of years.

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MOTION TO: Approve the brick paver speed tables for \$7,300.

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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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3/1 – Supervisor Jackson opposed.

82

83 Mr. Chang then went over his road report and noted that the area at Canopy and Splendid would
84 cost \$3,000-\$4,000, and the areas in certain alleyways would cost \$40,000. The Board directed
85 Mr. Chang to obtain bids for this work and also to get a price to do the alleyways 100%. Mr.
86 Chang will also look at the area where trucks are jumping the curb.

87

88 Mr. Howell stated that staff had determined that the roads and sidewalks behind the gates for the
89 Estates and the Reserve actually belonged to the CDD. The best guess is that back during
90 development, the developer had made an agreement with the HOA for maintenance, but
91 according to County records, the District owns it. The Board directed Mr. Howell to begin the

92 transition process. Mr. Howell stated that he would contact the HOA manager. The transition to
93 complete District control will be approximately 60 days.

94
95 Mr. Howell then stated that work on streetlights would start next week, and pressure washing
96 was wrapping up this week. Mr. Howell noted that Mr. Chang would submit a proposal to update
97 the District map and do a stormwater inspection in the next 60 days once water levels go down.

98
99
100 **4. BUSINESS ITEMS**

101 **A. Discussion on Meeting Schedule**

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103 The Board discussed adding one or two evening meetings per year to their meeting schedule.
104 They directed Mr. Howell to tentatively schedule the May 2019 meeting for 6:00 p.m. The Board
105 also decided to move the November 2018 meeting to November 28, 2018 because of the
106 Thanksgiving holiday.

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109 **5. CONSENT AGENDA**

110 **A. Consideration of Minutes of the Board of Supervisors Meeting September 19,**
111 **2018**

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113 The Board reviewed the minutes.

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MOTION TO:	Approve the September 19, 2018 meeting minutes.
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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122 **B. Consideration of Operations and Maintenance Expenditures (Admin) September**
123 **2018**

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125 The Board went over the Admin O&Ms.

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MOTION TO:	Approve the September 2018 Admin O&Ms.
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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134 **C. Consideration of Operations and Maintenance Expenditures (HP) September**
135 **2018**
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137 The Board went over the Highland Park O&Ms.
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139	MOTION TO:	Approve the Highland Park September 2018 O&Ms
140	MADE BY:	Supervisor Cockerell
141	SECONDED BY:	Supervisor Jackson
142	DISCUSSION:	None further
143	RESULT:	Called to Vote: Motion PASSED
144		4/0 - Motion passed unanimously

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146 **D. Consideration of Operations and Maintenance Expenditures (M/W) September**
147 **2018**
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149 The Board went over the Mandolin/Winsor O&Ms.
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151	MOTION TO:	Approve the Mandolin/Windsor September 2018
152		O&Ms.
153	MADE BY:	Supervisor Cockerell
154	SECONDED BY:	Supervisor Kinser-Powell
155	DISCUSSION:	None further
156	RESULT:	Called to Vote: Motion PASSED
157		4/0 - Motion passed unanimously

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159 **E. Review of Financial Statements Month Ending September 30, 2018**
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161 The financials were reviewed and accepted.
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164 **6. MANAGEMENT REPORTS**

165 **A. District Manager's Report**

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

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170 Mr. Howell went over his reports with the Board.
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174 **7. SUPERVISOR REQUESTS**

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176 Supervisor Jackson requested to look at landscape improvements for the coach homes area once
177 the CDD determines if they are going to switch landscaping companies or not.
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180 **8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

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182 Audience members commented on speed tables and potentially adding more, ants, the
183 landscaping program, ponds, and if Windsor Place can have their fees decreased since they
184 maintain their own roads/sidewalks.
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187 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 5:21 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

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196 *These minutes were done in summary format.

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

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

203 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
204 noticed meeting held on 11-28-18.

205

206 Norris Healey Cokerell
207
208 **Signature**

BAC
Signature

209

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211 **Printed Name**

Ben How
Printed Name

212

213 **Title:**

214 **Chairman**

215 **Vice Chairman**

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217

Title:

Secretary

Assistant Secretary

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Recorded by Records Administrator

[Signature]
Signature
12-6-18
Date