

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

April 15, 2015 Minutes of Meeting

MINUTES OF REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on Wednesday, April 15, 2015 at 4:00 p.m. at The Lake House, located at 11740 Casa Lago Lane, Tampa, Florida 33626.

1. CALL TO ORDER/ROLL CALL

Mr. Howell called the regular meeting of the Board of Supervisors of the Park Place Community Development District to order on Wednesday, March 18, 2015 at 4:05 p.m.

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
David Bly	Vice Chairman
Erica Lavina	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
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John Wegner	ValleyCrest
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Residents Present:

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2. SUPERVISOR REQUESTS AND AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

Beth Wimberly and Michelle Mayfield both addressed the Board of Supervisors regarding their encroachment agreements. Both stated they were late, but they had been waiting for information to come back from Meritus on various matters. They felt their agreements should be approved because they tried their best to comply. They also felt the timeline was too tight, the agreement was not clear, etc.. Supervisor Cockerell asked why they did not just drop off their agreements. Supervisor Lavina thought the agreement did not read like an application and to her the agreement seemed like it would be approved automatically. Supervisor Bly said they voted no because no applications had been turned in, but he was alright with approving if there were extenuating circumstances. Supervisor Cockerell corrected owners that agreements were not approved and then denied, the agreements are reviewed on a case by case basis. Supervisor Cockerell also stated that if renewals are not submitted they will be deemed unapproved when they expire. Mr. Howell confirmed he had given extensions to the Mayfields because Mr. Mayfield was out of town. The Board directed Mr. Howell to work with Mr. Vericker to review the agreement and make sure it is clear, concise and included all fees.

MOTION TO:	Approve agreements.
MADE BY:	Supervisor Bly
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	2/1 – Supervisor Cockerell Opposed

Dennis Walroski asked how to get information. Mr. Walroski was informed about the CDD website. Mr. Walroski also had a question regarding the neighbor's mailbox adjacent to his daughter's home. The Board informed Mr. Walroski that this was not a CDD item, but an issue to be resolved between neighbors. He was advised the work on pavers is to begin within the next week or so.

3. VENDOR AND STAFF REPORTS

A. District Engineer

Mr. Howell stated that the work approved by the board last month was completed and Ms. Stewart would inspect the work prior to the vendor being paid. Ms. Stewart will also have a proposal next month to re-stripe parking spaces. She will also review the small depression over by the apartment car was and townhomes.

B. District Counsel

C. District Manager Report

- i. Staff Task List**
- ii. Speed Data**
- iii. Electrical Proposals**
- iv. Valley Crest Proposals**

Mr. Wegner went over the work to date. He stated that that he would be getting a proposal to replace old landscape lighting at Calf Path. The Board reviewed the proposal for palm injections. The board was advised a palm had died and tested positive for weevils which carry a virus that will infect palms and eventually kill them. The only way to manage the problem is to treat the palms prior to them getting infected on a routine quarterly program. The Board agreed it was cheaper to treat the palms versus replacing mature ones.

MOTION TO: Approve Treating Palms
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Lavina
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 - Motion passed unanimously

Mr. Wegner presented a proposal to landscape and add buffer by the school and existing homes.

MOTION TO: Approve Proposal to Landscape and Add Buffer
MADE BY: Supervisor Bly
SECONDED BY: Supervisor Cockerell
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 - Motion passed unanimously

Mr. Wegner and Mr. Howell are to contact the owners and advise them when work will begin.
Mr. Wegner would like to take a tour with Supervisor Jones and Mr. Howell.

v. Austin Outdoor Proposal

The Board reviewed Austin Outdoors planting proposal for the front pond that was recently cleaned out.

MOTION TO: Approve Austin Outdoors Proposal
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Bly
DISCUSSION: None further
RESULT: Called to Vote: motion PASSED
3/0 - Motion passed unanimously

4. BUSINESS ITEMS

A. General Matters of the District

Mr. Howell let the Board know that new banners were installed, towing signs were being put in today and a security patrol would be starting over the weekend to hand out warnings to people

parking on the street overnight. Mr. Howell also advised a resolution was posted on the CDD website and the HOA had been advised as well. Sheriff patrols will begin shortly. The painting in Mandolin Reserves/Estates would be completed by the end of the week. The stones that came apart during the process will be repaired right after the painting job is complete.

The Board was informed the paver work would start the week of April 20th and the punch list with Altman is minimal. The meter banks Supervisor Cockerell asked about can not be screened as per county code. Altman has offered to supply labor for trenching lines, etc, to repair the wiring for the clock and affected street lights damaged by construction. Mr. Howell is working on getting Altman to pick up some more of the costs, but the labor portion would save the CDD about \$8,000. Mr. Howell recommended approving Don Harrison's electrical proposals to get the repairs started before Altman leaves the site.

MOTION TO:	Approve Electrical Proposals
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting, March 18, 2015

The Board reviewed the minutes and had a couple of noted changes supplied by Supervisor Cockerell.

MOTION TO:	Approve March minutes with noted changes.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Operation & Maintenance Expenditures (Admin) April

MOTION TO:	Approve Admin O&M's.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

C. Consideration of Operation & Maintenance Expenditures (Highland Park) April

MOTION TO:	Approve Highland Park O&M's.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED
	3/0 - Motion passed unanimously

There was a question on fountain service and if it has been increased. Mr. Howell confirmed it was. There was a question regarding the maintenance on the Valley Crest invoice. Mr. Howell confirmed Valley Crest was maintaining the pots in the park.

D. Consideration of Operation & Maintenance Expenditures (Mandolin/Windsor) April

MOTION TO:	Approve Mandolin/Windsor O&M's.
MADE BY:	Supervisor Cockerell
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 February 28, 2015

The February Financials were accepted.

6. SUPERVISOR REQUESTS

Supervisor Cockerell and the board discussed concerns with the frequent absences of Supervisor Lazaro. Mr. Howell was directed to contact Supervisor Lazaro to see if there are any issues and if he can make future meetings. The Board discussed reducing meetings in the future to possibly every other month. Mr. Howell is to email the Board when seats expire.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Bly
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 May 20, 2015.

Doris Helen Cockrell

Signature

Doris Cockrell

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

R. P. P.

Signature

Don Havel

Printed Name

Title:

☐ Secretary

☒ Assistant Secretary

Recorded by Records Administrator

[Signature]

Signature

5/21/2015

Date

