

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

January 16, 2019 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, January 16, 2019 at 4:00 p.m.** at the Lake House located at 11740 Casa Lago Lane, Tampa, FL 33626.

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, January 16, 2019 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

| | |
|---------------------|------------|
| Doris Cockerell | Chair |
| Darren Booth | Vice Chair |
| Cathy Kinser-Powell | Supervisor |
| Andrea Jackson | Supervisor |
| Erica Lavina | Supervisor |

Staff Members Present:

| | | |
|---------------|-------------------|----------------------------|
| Gene Roberts | Meritus | |
| John Vericker | District Counsel | |
| Phil Chang | District Engineer | |
| Paul Woods | OLM | <i>via conference call</i> |

There were two representatives from Millennium in attendance.

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. Discussion with OLM and Millennium on Landscape Maintenance Contract

Millennium updated the Board on the first two weeks of service. Paul Woods called in and was on speaker phone.

Supervisor Cockerell stated that when the bushes were trimmed recently, they left the debris in the beds. She asked that they do a more thorough job of picking up trash.

48 Supervisor Kinser-Powell questioned why the cost of mulch was so high. Millennium called
49 James Slayton on the phone, and he explained the high cost. Paul Woods also discussed the
50 mulch.

51

52 The Board also asked that they service the dog stations more frequently.

53

54 **B. District Counsel**

55 **i. Discussion on Mandolin/Windsor Assessments**

56

57 Mr. Vericker discussed the Mandolin/Windsor Assessments in detail.

58

59 *The full discussion is available on audio recording.*

60

61 A resident asked if a separate fund can be created for Windsor to be used for capital
62 improvements. The Board did not think that would be a feasible option, but Supervisor Jackson
63 suggested that if Windsor has projects they would like to see completed, they should ask the
64 Board for financial assistance.

65

66 Mr. Vericker discussed withholding some of Brightview's last check for services not performed.

67 Mr. Vericker said the Board would have to provide photo documentation with associated costs.

68 Supervisor Booth and Supervisor Cockerell said they have pictures they can provide.

69

70 **C. District Engineer**

71 **i. Memo on Pond 15 Littoral Zone**

72

73 Mr. Chang went over the memo on the Pond 15 littoral zone. He said it would be in the range of
74 \$1,000 for Johnson Engineering to modify the permit.

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| | | |
|----|--------------|--|
| 76 | MOTION TO: | Have Johnson Engineering apply for minor |
| 77 | | modifications for a permit change with SWFWMD. |
| 78 | MADE BY: | Supervisor Cockerell |
| 79 | SECONDED BY: | Supervisor Kinser-Powell |
| 80 | DISCUSSION: | None further |
| 81 | RESULT: | Called to Vote: Motion PASSED |
| 82 | | 5/0 – Motion passed unanimously |

83

84 **ii. Memo on Dog Park Potential Costs**

85

86 Mr. Chang discussed the location where the proposed dog park would be. The Board had
87 concerns with the area remaining wet, especially in the summer months. They would also like to
88 know if there is money in the budget for it. The Board asked Mr. Chang to stake and flag the
89 proposed area so the Board can review.

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91
92 **iii. Asphalt Repair Quotes**
93

94 Mr. Chang explained in detail the proposals he received to re-pave the streets in the alleys. He
95 went over the different options with the Board.
96

| | | |
|-----|--------------|---|
| 97 | MOTION TO: | Accept Driveway Maintenance for total asphalt |
| 98 | | repairs at the cost of \$31,920. |
| 99 | MADE BY: | Supervisor Cockerell |
| 100 | SECONDED BY: | Supervisor Lavina |
| 101 | DISCUSSION: | None further |
| 102 | RESULT: | Called to Vote: Motion PASSED |
| 103 | | 5/0 – Motion passed unanimously |

104
105 The Board asked Mr. Chang if the work can be scheduled in March before the rainy season. They
106 also asked that a letter be sent to residents prior to the start of the project.
107

108
109 **4. BUSINESS ITEMS**

110 **A. Ratification of Landscape Maintenance Contract**
111

112 The Board and Mr. Vericker discussed the cost of the mulch. Mr. Vericker said that unless they
113 wanted to go back out for bid, the contract would have to be signed as is since it was approved at
114 the last meeting.
115

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| 116 | MOTION TO: | Accept the Landscape Maintenance Contract. |
| 117 | MADE BY: | Supervisor Jackson |
| 118 | SECONDED BY: | Supervisor Cockerell |
| 119 | DISCUSSION: | None further |
| 120 | RESULT: | Called to Vote: Motion PASSED |
| 121 | | 5/0 – Motion passed unanimously |

122
123 **B. Reserve Study Update Proposal**
124

125 Mr. Roberts went over the proposal from Reserve Advisors to do the study. The Board discussed
126 the proposal and wanted to know where it is budgeted. They decided to put it on hold until the
127 next meeting to further discuss the proposal and budget with Mr. Howell.
128

129 **C. General Matters of the District**
130
131
132

133 **5. CONSENT AGENDA**

134 **A. Consideration of Minutes of the Board of Supervisors Meeting Nov. 28, 2018**

135

136 The Board reviewed the minutes.

137

138 MOTION TO: Approve the November 28, 2018 meeting minutes.

139 MADE BY: Supervisor Cockerell

140 SECONDED BY: Supervisor Jackson

141 DISCUSSION: None further

142 RESULT: Called to Vote: Motion PASSED

143 5/0 - Motion passed unanimously

144

145 **B. Consideration of Operations and Maintenance Expenditures (Admin) November**
146 **2018**

147

148 The Board went over the Admin O&Ms.

149

150 MOTION TO: Approve the November 2018 Admin O&Ms.

151 MADE BY: Supervisor Kinser-Powell

152 SECONDED BY: Supervisor Cockerell

153 DISCUSSION: None further

154 RESULT: Called to Vote: Motion PASSED

155 5/0 - Motion passed unanimously

156

157 Supervisor Jackson said she is very happy with Mr. Chang as the District Engineer but asked that
158 Meritus monitor the budget relating to engineering fees.

159

160 **C. Consideration of Operations and Maintenance Expenditures (HP) November**
161 **2018**

162

163 The Board went over the Highland Park O&Ms.

164

165 MOTION TO: Approve the Highland Park November 2018 O&Ms

166 MADE BY: Supervisor Cockerell

167 SECONDED BY: Supervisor Jackson

168 DISCUSSION: None further

169 RESULT: Called to Vote: Motion PASSED

170 5/0 - Motion passed unanimously

171

172 **D. Consideration of Operations and Maintenance Expenditures (M/W) November**
173 **2018**

174

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

176

177 MOTION TO: Approve the Mandolin/Windsor November 2018
178 O&Ms.

179 MADE BY: Supervisor Lavina

180 SECONDED BY: Supervisor Cockerell

181 DISCUSSION: None further

182 RESULT: Called to Vote: Motion PASSED

183 5/0 - Motion passed unanimously

184

185 **E. Consideration of Operations and Maintenance Expenditures (Admin) December**
186 **2018**

187

188 The Board went over the Admin O&Ms.

189

190 MOTION TO: Approve the December 2018 Admin O&Ms.

191 MADE BY: Supervisor Jackson

192 SECONDED BY: Supervisor Cockerell

193 DISCUSSION: None further

194 RESULT: Called to Vote: Motion PASSED

195 5/0 - Motion passed unanimously

196

197 **F. Consideration of Operations and Maintenance Expenditures (HP) December**
198 **2018**

199

200 The Board went over the Highland Park O&Ms.

201

202 MOTION TO: Approve the Highland Park December 2018 O&Ms

203 MADE BY: Supervisor Booth

204 SECONDED BY: Supervisor Cockerell

205 DISCUSSION: None further

206 RESULT: Called to Vote: Motion PASSED

207 5/0 - Motion passed unanimously

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210 **G. Consideration of Operations and Maintenance Expenditures (M/W) December**
211 **2018**

212
213 The Board went over the Mandolin/Winsor O&Ms.
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| 215 | MOTION TO: | Approve the Mandolin/Windsor December 2018 |
| 216 | | O&Ms. |
| 217 | MADE BY: | Supervisor Cockerell |
| 218 | SECONDED BY: | Supervisor Kinser-Powell |
| 219 | DISCUSSION: | None further |
| 220 | RESULT: | Called to Vote: Motion PASSED |
| 221 | | 5/0 - Motion passed unanimously |

222
223 **H. Review of Financial Statements Month Ending December 31, 2018**

224
225 The financials were reviewed and accepted.
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227
228 **6. MANAGEMENT REPORTS**

- 229 **A. District Manager's Report**
230 **i. Action Item List**
231 **ii. Community Inspection Reports**
232 **iii. Speed Data**
233

234 Mr. Roberts went over the reports with the Board.
235

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237 **7. SUPERVISOR REQUESTS**

238
239 Supervisor Lavina asked for the towing in Mandolin Estates to be discontinued, and if not, to
240 limit the hours to 2:00 a.m. to 6:00 a.m. and on week days only. She also said she would like
241 improve curb appeal in the community and suggested replacing all of the street signs with the
242 black fluted poles and changing the letter fonts on the entrance sign.
243

244 Supervisor Booth asked that the irrigation timers be set to run at night in the areas where they hit
245 the sidewalks or parks.
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247
248 **8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

249
250 A resident from Windsor stated that one of the sprinklers is shooting onto Countryway Blvd. and
251 that trees on the back side of the pond in Windsor need to be trimmed. Resident Kim Mattis asked
252 if she can meet with Millennium to discuss areas that are not being maintained.
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9. ADJOURNMENT

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|--------------|--|
| MOTION TO: | Adjourn at 6:09 p.m. |
| MADE BY: | Supervisor Booth |
| SECONDED BY: | Supervisor Cockerell |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 5/0 - Motion passed unanimously |

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**These minutes were done in summary format.*

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

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**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.*

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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 2.20.2019.

273
274
275





276

Signature

Signature

277
278

Darren Booth

Brian Howell

279

Printed Name

Printed Name

280

281

Title:

Title:

282

Chairman

Secretary

283

Vice Chairman

Assistant Secretary

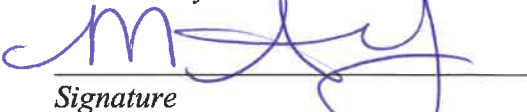
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Recorded by Records Administrator

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Signature

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3.1.2019

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Date

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