

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

February 20, 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, February 20, 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

Brian Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, February 20, 2019 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chair	<i>via conference call</i>
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	
Vince Sands	Yellowstone	
James Slayton	Millennium	
Paul Woods	OLM	<i>via conference call</i>

There were approximately 8 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 Yellowstone

Vince Sands from Yellowstone provided an update on the ponds. He reported that they look good and the focus has been on algae, duckweed, and removing trash. The Board had no further comments or questions.

48 **B. Discussion with OLM**

49
50 Paul Woods from OLM went over landscaping. He stated that he believed things were
51 progressing well, and Millennium is making a strong effort to turn things around. His score for
52 this month was a 91. James Slayton from Millennium went over all the progress to date, which
53 included tree trimming, new annuals, fertilizer, pest control, and weed control. Mr. Slayton noted
54 that there was a lot of irrigation issues that needed repaired in the neighborhood with a cost of
55 \$15K-20K. Mr. Slayton was also working on an enhancement plan with Mr. Howell to be
56 reviewed this spring. The Board went over a list of items for Mr. Slayton to attend to and
57 highlighted the improvement so far. They thanked him. Mr. Slayton will send a list of annuals
58 the Board can select for future rotations. Mr. Roberts has the complete list of action items.
59

60 **C. District Engineer**

61 **i. Sidewalk Trip Hazard Repair**

62
63 Mr. Chang went over the proposals for doing sidewalk repairs, including grinding and using
64 crushed granite in some areas as a base.
65

66	MOTION TO:	Approve the Spearem proposal for \$23,993.
67	MADE BY:	Supervisor Jackson
68	SECONDED BY:	Supervisor Booth
69	DISCUSSION:	None further
70	RESULT:	Called to Vote: Motion PASSED
71		5/0 – Motion passed unanimously

72
73 **ii. Property Limits/Location for Potential Dog Park**

74 **iii. Land Surveying Proposal**

75
76 Mr. Chang went over the proposal for survey for the potential dog park. Supervisor Booth made
77 a motion to approve \$900 for the survey. However, and there was no second, so the motion
78 failed.
79

80 Mr. Chang advised the Board that paving work would start in a few weeks, and the District
81 would send a letter to affected owners. The Board requested for residents to be asked to park in
82 their driveways and garages to save room on the street so that owners on alleyways will have
83 places to park.
84

85 Mr. Chang also noted that he was waiting on proposals for some other work requested at last
86 meeting.
87

88 *Mr. Chang left the meeting.*
89
90

91 **D. District Counsel**

92
93 Mr. Vericker went over the final payment with Brightview and stated the District needs to pay
94 for any work that was completed and needs documentation of non-service. Mr. Howell was
95 directed to ask the previous vendor if they would give a credit based on dog stations not being
96 emptied for last two weeks of service.

97
98
99 **4. BUSINESS ITEMS**

100 **A. Discussion on Alley Way Entry onto Canopy Drive**

101 **i. Parking Issues**

102 **B. Discussion on Towing**

103
104 Mr. Vericker went over parking and advised the Board that it would make sense for the District
105 to try to have the same policy for towing or not make too many different rules between sections,
106 as that would be hard to manage. The Board agreed that towing in Highland Park was fine, but
107 instructed staff to cease towing in Mandolin Estates and Reserve for now. The Board will discuss
108 it further at the next meeting. Supervisor Jackson asked Mr. Howell to have Mr. Chang look into
109 what can be done in areas where residents park on common areas. The Board would like for Mr.
110 Chang to look into signage or other alternatives.

111
112 **C. Discussion on Property Street Signs Proposals**

113
114 The Board reviewed the proposals from the street sign vendors.

115
116 *Supervisor Cockerell dropped from the conference call.*

117
118 MOTION TO: Approve the Fields Option B proposal.
119 MADE BY: Supervisor Lavina
120 SECONDED BY: Supervisor Kinser-Powell
121 DISCUSSION: None further
122 RESULT: Called to Vote: Motion PASSED
123 4/0 – Motion passed unanimously

124
125 Mr. Roberts has notes on the additional signs that were requested.

126
127 **D. Reserve Study Update Proposal**

128
129 Mr. Howell went over the reserve study update proposal with the Board.

130

131
132
133
134
135
136
137

MOTION TO:	Approve the reserve study update proposal.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously

138
139
140
141

E. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting Jan. 16, 2019

142
143
144
145
146

The Board reviewed the minutes.

147
148
149
150
151
152

MOTION TO:	Approve the January 16, 2019 meeting minutes.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

153
154
155

B. Consideration of Operations and Maintenance Expenditures (Admin) January 2019

156
157
158

The Board went over the Admin O&Ms.

159
160
161
162
163
164

MOTION TO:	Approve the January 2019 Admin O&Ms.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Booth
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

165
166
167

C. Consideration of Operations and Maintenance Expenditures (HP) January 2019

168
169
170

The Board went over the Highland Park O&Ms. Supervisor Booth asked for Mr. Howell to have the drainage by the school checked out and to adjust the streetlights.

171
172
173
174
175
176

MOTION TO:	Approve the Highland Park January 2019 O&Ms
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

177
178
179

D. Consideration of Operations and Maintenance Expenditures (M/W) January 2019

180
181
182

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

183
184
185
186
187
188
189

MOTION TO:	Approve the Mandolin/Windsor January 2019 O&Ms.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

190
191
192

E. Review of Financial Statements Month Ending December 31, 2018

193
194
195

The financials were reviewed and accepted.

196
197

6. MANAGEMENT REPORTS

A. District Manager's Report

198
199
200
201
202
203

- i. Action Item List**
- ii. Aquatics Service Reports**
- iii. Community Inspection Reports**
- iv. Speed Data**
- v. Community Inspection Reports**

204
205
206

Mr. Howell went over the reports with the Board. He noted that Supervisor Lavina suggested for Mandolin/Windsor to get an update to their entrance signage. The Board agreed, and Mr. Howell will look into the costs.

207
208
209
210
211
212

Mr. Howell also noted that looked at street light agreements for Mandolin/Windsor regarding whether they could be purchased instead of leased. Due to the number of contracts executed with all of the construction and because they all came online at different times, Mr. Howell suggested for the Board to have Mr. Vericker review the options. The Board agreed. They also wanted to see if TECO will upgrade all of the lights to LED versus doing them piecemeal.

213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243

7. SUPERVISOR REQUESTS

Supervisor Kinser-Powell requested to add two dog stations. Supervisor Jackson would like to see the letter for road work prior to it going out. Supervisor Lavina would like to look at repairs and maintenance for the gates now that the CDD is taking over; she also asked if the CDD could take over the fountains and would like to have that item added to the agenda for the next month.

8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

A resident requested reimbursement for their car being towed. The Board discussed reimbursement.

MOTION TO:	Reimburse the resident.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion FAILED 2/2 – Supervisor Booth and Supervisor Jackson opposed.

Supervisor Jackson left the meeting.

There were resident comments on pond, sprinklers, street signs, tree trimming, future road construction, monuments signs, and a wish list from the Windsor Place HOA regarding potential CDD improvements.

244 **9. ADJOURNMENT**

245
246 MOTION TO: Adjourn at 6:05 p.m.
247 MADE BY: Supervisor Kinser-Powell
248 SECONDED BY: Supervisor Booth
249 DISCUSSION: None further
250 RESULT: Called to Vote: Motion PASSED
251 3/0 - Motion passed unanimously

252
253 **These minutes were done in summary format.*

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

255
256 **Each person who decides to appeal any decision made by the Board with respect to any matter*
257 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
258 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
259 *based.*

260 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
261 **noticed meeting held on 3.27.2019.**

262
263 
264
265 **Signature**

266
267 Darren Booth
268 **Printed Name**


269
270 **Title:**
271 Chairman
272 Vice Chairman

262
263 
264
265 **Signature**

266
267 B. Kinser-Powell
268 **Printed Name**

269
270 **Title:**
271 Secretary
272 Assistant Secretary

273
274
275 *Recorded by Records Administrator*

276
277 
278 **Signature**

279
280 3.29.2019
281 **Date**

