

# **PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

**March 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, March 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, March 20, 2019 at 4:00 p.m.**

Mr. Howell stated that the meeting will be continued to Wednesday, March 27, 2019 at 4:00 p.m. at the same location.

### **2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**

### **3. VENDOR/STAFF REPORTS**

#### **A. District Engineer**

##### **i. Discussion on Towing**

#### **B. District Counsel**

### **4. BUSINESS ITEMS**

#### **A. Discussion on Gate Transition**

#### **B. General Matters of the District**

### **5. CONSENT AGENDA**

#### **A. Consideration of Minutes of the Board of Supervisors Meeting Feb. 20, 2019**

#### **B. Consideration of Operations and Maintenance Expenditures (Admin) February 2019**

#### **C. Consideration of Operations and Maintenance Expenditures (HP) Feb. 2019**

#### **D. Consideration of Operations and Maintenance Expenditures (M/W) February 2019**

#### **E. Review of Financial Statements Month Ending February 28, 2019**

### **6. MANAGEMENT REPORTS**

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

##### **i. Action Item List**

##### **ii. Aquatics Service Reports**

##### **iii. Community Inspection Reports**

##### **iv. Speed Data**

##### **v. Community Inspection Reports**

### **7. SUPERVISOR REQUESTS**

### **8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

### **9. ADJOURNMENT/CONTINUATION**

The meeting was continued to Wednesday, March 27, 2019 at 4:00 p.m. at the same location.

169 **9. ADJOURNMENT**  
170

171	MOTION TO:	Adjourn at 5:25 p.m.
172	MADE BY:	Supervisor Kinser-Powell
173	SECONDED BY:	Supervisor Booth
174	DISCUSSION:	None further
175	RESULT:	Called to Vote: Motion PASSED
176		5/0 - Motion passed unanimously

177  
178 *\*These minutes were done in summary format.*  
179 *\*A copy of the audio recording is available on request.*  
180  
181 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
182 *considered at the meeting is advised that person may need to ensure that a verbatim record of*  
183 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*  
184 *based.*

185 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
186 **noticed meeting held on 4-17-19.**  
187

188  
189 Doris Healey Cockerell  
190 **Signature**

191  
192 Doris Cockerell  
193 **Printed Name**

194  
195 **Title:**  
196  **Chairman**  
197  **Vice Chairman**

188  
189 B. P. R.  
190 **Signature**

191  
192 B. Henry  
193 **Printed Name**

194  
195 **Title:**  
196  **Secretary**  
197  **Assistant Secretary**

198  
199  
200 *Recorded by Records Administrator*

201  
202 M. J. J.  
203 **Signature**  
204 4-19-19  
205 **Date**  
206

Official District Seal

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

March 27, 2019 Minutes of Continued Meeting

## Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, March 27, 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 Continued Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, March 27, 2019 at 4:00 p.m.**

#### Board Members Present and Constituting a Quorum:

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

#### Staff Members Present:

Brian Howell	Meritus	
John Vericker	District Counsel	
Phil Chang	District Engineer	<i>via conference call</i>
Paul Woods	OLM	<i>via conference call</i>

There were approximately three 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. Discussion on Towing

Mr. Vericker went over towing in the Mandolin/Windsor and Highland Park neighborhoods respectively. Mr. Vericker and the Board discussed each side and the issues they are trying to address. The Board and Mr. Vericker discussed previous comments by the prior Engineer that street parking could not be supported in some sections of Highland Park. Supervisor Jackson stated she had spoken with the fire marshal, and they also did not like the setup in certain areas. Mr. Vericker recommended for Mr. Chang to do a mock up on a map to show where he could support street parking and for the District to review all signage related to parking and towing.

48 The Board agreed to start this process. The District will look to put this information together to  
49 discuss within the next 30-60 days.

50

51 **B. Discussion with OLM**

52

53 Paul Woods with OLM went over his report with the Board for the landscaping program. He  
54 stated he will be on site later in the week and will email any action items that needed addressed.  
55 Mr. Woods went over the cypress stand, invasive cleanup, and cutbacks. Mr. Howell noted that  
56 in April, a large part of the meeting will be dedicated to landscape enhancements.

57

58 **C. District Engineer**

59

60 Mr. Chang went over his report. He stated that the asphalt work had been completed, and he was  
61 working on a punch list for the contractor. The Board discussed curb work that will be following  
62 and that the sidewalk work in Mandolin/Windsor would begin in the next week. Mr. Chang took  
63 comments on the draft of the new CDD map. The Board asked for more detail and for sections to  
64 be broken up better. Mr. Chang noted that he is working with SWFWMD on some questions they  
65 have about the permit for Pond 13. Mr. Chang will review the curb painting options and areas.

66

67

68 **4. BUSINESS ITEMS**

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

**A. General Matters of the District**

Mr. Howell noted that sign work was starting within a few days, and the Board asked for him to make sure a few areas missed on the proposal were included. Mr. Howell will confirm that the Christmas tree is just a 3-year lease and will email the Board. The Board asked Mr. Howell to get pricing on purchasing streetlights from TECO on the one agreement that has purchase language in it so they could at least know some potential costs.

**5. CONSENT AGENDA**

**A. Consideration of Minutes of the Board of Supervisors Meeting Feb. 20, 2019**

The Board reviewed the minutes.

MOTION TO:	Approve the February 20, 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

90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127

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

The Board went over the Admin O&Ms.

MOTION TO:	Approve the February 2019 Admin 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

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

The Board went over the Highland Park O&Ms.

MOTION TO:	Approve the Highland Park February 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

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

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

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

128 **E. Review of Financial Statements Month Ending February 28, 2019**

129  
130 The financials were reviewed and accepted. Mr. Howell reminded the Board that the budget  
131 meeting will be in May.

132  
133

134 **6. MANAGEMENT REPORTS**

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

- 136 **i. Action Item List**  
137 **ii. Aquatics Service Reports**  
138 **iii. Community Inspection Reports**  
139 **iv. Speed Data**  
140 **v. Community Inspection Reports**

141  
142 Mr. Howell went over the reports with the Board.

143  
144

145 **7. SUPERVISOR REQUESTS**

146  
147 Supervisor Booth said he will attend next OLM inspection. He went over the boundaries of the  
148 apartments, the CDD bus stop, playground improvements, the charging station for electric cars,  
149 and irrigation in the street.

150  
151 Supervisor Kinser-Powell asked proposals for getting the gates painted and the finials. She also  
152 discussed the dog stations and garbage pickup.

153  
154 Supervisor Jackson asked about the Christmas tree obligation and the budget meeting.

155  
156 Supervisor Lavina wanted to get a price for marquees at the gates, but the type of marquees  
157 where pieces of paper can be placed behind glass, not the marquees where letters are used. She  
158 also wanted to ask the HOA about the CDD taking over fountains.

159  
160

161  
162 **8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

163  
164 There were resident comments on the landscaping on some of the islands, cypress tree  
165 replacement, and a wish list for Windsor Place.

166  
167  
168

49 \*These minutes were done in summary format.

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

51  
52 \*Each person who decides to appeal any decision made by the Board with respect to any matter  
53 considered at the meeting is advised that person may need to ensure that a verbatim record of  
54 the proceedings is made, including the testimony and evidence upon which such appeal is to be  
55 based.

56 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
57 noticed meeting held on 4-17-19.

58  
59 Doris Hazel Cockerell  
60  
61 **Signature**

62 Doris Cockerell  
63  
64 **Printed Name**

65  
66 **Title:**  
67  **Chairman**  
68  **Vice Chairman**

B. VA  
**Signature**

B. VA  
**Printed Name**

**Title:**  
 **Secretary**  
 **Assistant Secretary**

70  
71 *Recorded by Records Administrator*

72 [Signature]  
73 **Signature**  
74 4.19.19  
75 **Date**  
76  
77

