

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

May 29, 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, May 29, 2019 at 6:30 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, May 29, 2019 at 6:30 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:

Brian Howell	Meritus
Phil Chang	District Engineer
Kristen Schalter	District Counsel

There were approximately nine 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

#### B. District Engineer

##### i. Parking Restrictions and Sign Inventory

Mr. Howell introduced Kristen Schalter, and Mr. Chang went over his report regarding street parking and signage within Highland Park. The current roads need to be 15' wide to accommodate street parking and they are only 14'. The areas on Canopy do not meet this threshold. Mr. Chang went over other areas of the District in regards to signage and towing requirements. He also went over areas in the Reserves and was asked to check out a similar area on Minaret. Mr. Chang went over pros and cons of painting the curbs vs. signage. Ms. Schalter went over the liability the District may incur if they allow street parking in areas where the roads are too narrow.

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50 The Board discussed parking and the memo. They will make a final decision at the June meeting.  
51 In the interim, staff will let the community know that the meeting next month will center on this  
52 topic.

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54 Mr. Chang went over other projects and noted that the curb work was underway and the CDD  
55 map would be finished and ready for distribution on Friday. Mr. Chang also noted that  
56 SWFWMD had approved the modification to do the pond cleanout and he was in process of  
57 getting bids.

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59 *Mr. Chang and Ms. Schalter left the meeting.*

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#### 62 **4. BUSINESS ITEMS**

##### 63 **A. Consideration of Resolution 2019-02; Approving Fiscal Year 2020 Proposed** 64 **Budget & Setting Public Hearing**

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66 Mr. Howell went over the proposed budget for 2020 and stated that his recommendation was to  
67 keep assessments level for 2020. The reserve study will be completed this summer, and as the  
68 Board reviews it, the District can plan on proper reserves funding starting with the 2021 budget.

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70	MOTION TO:	Approve Resolution 2019-02.
71	MADE BY:	Supervisor Cockerell
72	SECONDED BY:	Supervisor Booth
73	DISCUSSION:	None further
74	RESULT:	Called to Vote: Motion PASSED
75		5/0 - Motion passed unanimously

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##### 77 **B. Annual Disclosure of Qualified Electors**

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79 Mr. Howell announced that Park Place CDD has 1,401 qualified electors as of April 15, 2019.

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##### 81 **C. General Matters of the District**

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#### 84 **5. CONSENT AGENDA**

##### 85 **A. Consideration of Board of Supervisors Meeting Minutes April 17, 2019**

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87 The Board reviewed the April 17, 2019 minutes.

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MOTION TO:	Approve the April 17, 2019 minutes.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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

The Board went over the Admin O&Ms.

MOTION TO:	Approve the April 2019 Admin O&Ms.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**D. Consideration of Operations and Maintenance Expenditures (HP) Mar. 2019**

The Board went over the Highland Park O&Ms.

MOTION TO:	Approve the Highland Park April 2019 O&Ms.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

**E. Consideration of Operations and Maintenance Expenditures (M/W) April 2019**

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

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MOTION TO:	Approve the Mandolin/Windsor April 2019 O&Ms.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

**F. Review of Financial Statements Month Ending April 30, 2019**

The financials were reviewed and accepted.

**6. MANAGEMENT REPORTS**

**A. District Manager’s Report**

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

Mr. Howell went over the action item list. The Board went over a list of items they wanted Millennium to address. Mr. Howell noted that a new aquatics provider had started May 1, 2019 and was getting things back under control. The Reserve and Estate gates were painted, and finials will be in within the next week.

The Board then reviewed the letter by Mandolin/Windsor HOA to not install marquees on the gate columns. Supervisor Cockerell made a motion to rescind, but the motion failed because there was no second.

**7. SUPERVISOR REQUESTS**

Supervisor Cockerell wanted an update on the conversation with Millennium about the recent work at the benches, to watch to see if the gate is hitting finials, and barricades on Citrus Park Drive.

Supervisor Kinser-Powell noted that the gate warning signs need to be replaced and that the frontier cable is still on ground.

Supervisor Jackson discussed parking issues and wanted to ask Counsel for a memo or opinion letter on the subject.

168 Supervisor Lavina asked about the streetlights being converted to LED and if the poles can be  
169 painted.

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171 Supervisor Booth turned in his landscape list to Mr. Howell and noted various signage repair  
172 items that Mr. Chang needs to review. He also went over some concerns about some ADA items,  
173 the dog park, and swing sets.

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

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178 Residents commented about landscaping, tree trimming, signage and issues, dog park support,  
179 later meetings, common area landscaping, a patch of dead sod on Citrus Park Drive, and that  
180 Millennium removed some of the perennials inadvertently in front of Windsor Place.

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183 **9. ADJOURNMENT**

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185	MOTION TO:	Adjourn at 7:40 p.m.
186	MADE BY:	Supervisor Cockerell
187	SECONDED BY:	Supervisor Jackson
188	DISCUSSION:	None further
189	RESULT:	Called to Vote: Motion PASSED
190		5/0 - Motion passed unanimously

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193 \*These minutes were done in summary format.

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

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

200 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
201 noticed meeting held on 6/19/19.

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203 Doris Healy Cockrell  
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205 **Signature**

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208 **Printed Name**

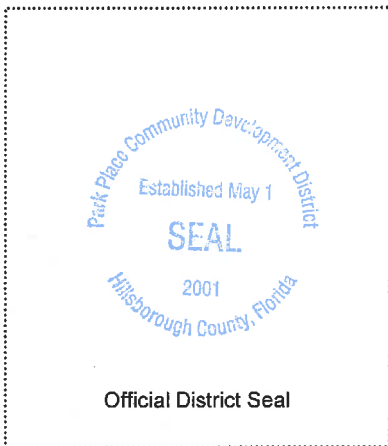
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210 **Title:**  
211  **Chairman**  
212  **Vice Chairman**

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205 **Signature**

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207 Ben Howard  
208 **Printed Name**

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210 **Title:**  
211  **Secretary**  
212  **Assistant Secretary**

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Recorded by Records Administrator

M. Aug  
**Signature**  
6/24/19  
**Date**