

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

June 19, 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, June 19, 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, June 19, 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:

Brian Howell	Meritus
Phil Chang	District Engineer
John Vericker	District Counsel

There were some vendors and audience members in attendance.

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

A resident asked about the juniper that is being taken out along Canopy.

### 3. VENDOR/STAFF REPORTS

#### A. Aquatics Update

The aquatics vendor provided an update. Water levels are up with the summer rains, Pond 11 looks a lot better, and the aerators are working well. The Board asked about the carp. The aquatics vendor stated he can file for a reapplication with the FWC to apply for more carp, and he expects that this will need to be done in about two years.

45 **B. Landscaping Update**

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47 Paul Woods with OLM provided a landscaping update and went over Millennium's progress. He  
48 went over the trees on the Ecclesia north right of way that are maintained by the townhome  
49 community. He asked the Board to see if that site's vendor to look at pruning those trees more.  
50 Mr. Woods also went over the clearing of the juniper. The Board asked about the map and  
51 removal of dead foliage. Mr. Woods and Mr. Howell said they can update the scope of contract  
52 based on the new map. The Board also asked about the irrigation rain sensors.

53  
54 Natalie with Millennium asked about the benches at Pond 13. The Board went over what they  
55 wanted and the diagram they approved. Natalie and the Board discussed how to move forward.  
56 The Board wanted to make sure that the grass around the ponds gets mowed. They also  
57 mentioned weeds and making sure to get in some plants that will thrive. The Board will send Mr.  
58 Howell their requests, and he will compile them into a spreadsheet. Mr. Howell requested to  
59 have Natalie let him know when she's on the property and can walk Supervisor Booth through  
60 the irrigation. The Board wanted to make sure the irrigation sensors are checked before the next  
61 tropical storm comes through. Mr. Howell mentioned getting a proposal for renovating the island  
62 and putting some annuals or regular plants in the middle.

63  
64 **C. District Counsel**

65 **D. District Engineer**

66 **i. Parking Restrictions and Sign Inventory**

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68 Mr. Chang went over the parking report from the previous meeting for the audience. For safety  
69 per the fire marshal, there is a 15 ft. requirement and there should not be parking in certain areas.  
70 There is a blind corner where there should be a "no parking" area along the inside of the curb.  
71 Mr. Chang also went over tow signage. The Board asked Mr. Vericker about insurance coverage  
72 and liability if something happens since the CDD now knows it is a hazard.

73  
74 The Board discussed the parking and opened the discussion to residents. Mr. Chang went over  
75 his conversation with the fire marshal. Residents commented about driving on the sidewalk to  
76 get around cars, not having enough room in driveways or garages to park, and not understanding  
77 limiting the hours.

78  
79 The Board and staff continued to discuss the report along with concerns about what would  
80 happen if they did not act on their experts' advice. Supervisor Booth stated that the original  
81 vision was to have narrow streets to help with speeding. He could say this as he was part of  
82 developer team in the beginning. The Board discussed whether to prohibit parking or come up  
83 with a solution that was a compromise.

84  
85 Audience members commented. Some were for limiting parking and others were opposed and  
86 stated they were told when they bought their home street parking was allowed. The audience also  
87 discussed the CDD liability if no action was taken. There were comments that brochures used for  
88 sales said that parking would be allowed. No brochure was produced that stated this.

89

90 The Board decided to table the discussion so they could weigh reports and audience comments  
91 and make a decision at the next CDD meeting.

92  
93 **ii. Park Place Ownership Map**

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95 Mr. Chang went over CDD ownership map and suggestions for signage to be updated.  
96

97	MOTION TO:	Approve signage and curb painting in the areas of
98		Mandolin/Windsor to highlight where parking is
99		prohibited.
100	MADE BY:	Supervisor Kinser-Powell
101	SECONDED BY:	Supervisor Cockerell
102	DISCUSSION:	None further
103	RESULT:	Called to Vote: Motion PASSED
104		5/0 - Motion passed unanimously

105  
106 *Supervisor Lavina left the meeting.*  
107  
108

109 **4. CONSENT AGENDA**

110 **A. Consideration of Board of Supervisors Meeting Minutes May 29, 2019**

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112 The Board reviewed the May 29, 2019 minutes and noted a revision to line 20.  
113

114	MOTION TO:	Approve the May 29, 2019 minutes with revisions to
115		line 20.
116	MADE BY:	Supervisor Cockerell
117	SECONDED BY:	Supervisor Kinser-Powell
118	DISCUSSION:	None further
119	RESULT:	Called to Vote: Motion PASSED
120		4/0 - Motion passed unanimously

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122 **B. Consideration of Operations and Maintenance Expenditures (Admin) May**  
123 **2019**

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125 The Board went over the Admin O&Ms.  
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MOTION TO:	Approve the May 2019 Admin O&Ms.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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

The Board went over the Highland Park O&Ms.

MOTION TO:	Approve the Highland Park May 2019 O&Ms.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/1 – Supervisor Booth opposed.

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

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

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

**F. Review of Financial Statements Month Ending May 31, 2019**

The financials were reviewed and accepted.

**5. MANAGEMENT REPORTS**

**A. District Manager’s Report**

- i. Action Item List**
- ii. Aquatics Service Reports**

- 166            **iii. OLM Inspection Reports**
- 167            **iv. Speed Data**
- 168            **v. Community Inspection Reports**
- 169

170 Mr. Howell went over the management reports with the Board.

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173 **6. SUPERVISOR REQUESTS**

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175 The Board discussed OLM and thought at this point the service was not needed. They did not see  
176 a significant benefit with continuing the scoring system.

178	MOTION TO:	Terminate the OLM contract.
179	MADE BY:	Supervisor Cockerell
180	SECONDED BY:	Supervisor Kinser-Powell
181	DISCUSSION:	None further
182	RESULT:	Called to Vote: Motion PASSED
183		4/0 - Motion passed unanimously

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185 The Board also mentioned that the website needs to be updated to reflect Greenacre Properties as  
186 the HOA manager for Mandolin.

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189 **7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

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191 Residents commented about the stormwater map and maintenance repairs, the hole on Ecclesia,  
192 the dog stations not being filled with new bags, and speed tables.

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195 **8. ADJOURNMENT**

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197	MOTION TO:	Adjourn at 6:02 p.m.
198	MADE BY:	Supervisor Cockerell
199	SECONDED BY:	Supervisor Kinser-Powell
200	DISCUSSION:	None further
201	RESULT:	Called to Vote: Motion PASSED
202		4/0 - Motion passed unanimously

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205 \*These minutes were done in summary format.

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

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

212 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
213 noticed meeting held on 9-18-19.

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216 \_\_\_\_\_  
217 Signature

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219 Doris Cockerell  
220 Printed Name

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222 Title:  
223  Chairman  
224  Vice Chairman

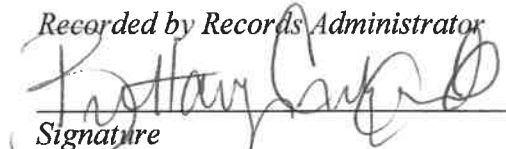
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216 \_\_\_\_\_  
217 Signature

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219 Gene Roberts  
220 Printed Name

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222 Title:  
223  Secretary  
224  Assistant Secretary

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227 Recorded by Records Administrator  
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230 Signature  
231 9/19/19  
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233 Date