

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

January 15, 2020 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 15, 2020 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 15, 2020 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	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Phil Chang	District Engineer, Johnson Engineering

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. District Engineer

Mr. Chang discussed in detail the difference between the ownership map and the maintenance maps. The Board asked for him to color-code the CDD maintenance responsibilities over the ownership map.

44 **B. District Counsel**

45 **i. Acceptance of Entrance Maintenance Agreement – Greenacre**
46 **Properties, Inc.**

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48 Mr. Vericker Reviewed the maintenance agreement between the CDD and HOA for the
49 entrances of Calf Path and the coach homes.
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51	MOTION TO:	Accept the Entrance Maintenance Agreement.
52	MADE BY:	Supervisor Jackson
53	SECONDED BY:	Supervisor Cockerell
54	DISCUSSION:	None further
55	RESULT:	Called to Vote: Motion PASSED
56		4/1 – Supervisor Booth opposed.

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59 **4. BUSINESS ITEMS**

60 **A. Discussion on Landscaping Proposals**

- 61 **i. ASI Landscape Management**
62 **ii. Big Yellow Enterprises**
63 **iii. Brightview Landscape Services**
64 **iv. Buccaneer Landscape Management**
65 **v. Down to Earth Landscape & Irrigation**
66 **vi. LMP Landscape Maintenance Professional, Inc.**
67 **vii. Yellowstone Landscape**

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69 The Board discussed in detail the landscape maintenance proposals from the seven vendors that
70 submitted a bid. Supervisor Booth suggested that the low bid for each entity be selected: Race
71 Track, Highland Park, and Mandolin/Windsor. The vendors present explained that the bid was a
72 package and they would not be willing to separate. The Board continued to discuss the proposals.
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74	MOTION TO:	Accept Yellowstone's bid.
75	MADE BY:	Supervisor Jackson
76	SECONDED BY:	Supervisor Cockerell
77	DISCUSSION:	None further
78	RESULT:	Called to Vote: Motion PASSED
79		4/1 – Supervisor Booth opposed.

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81 **B. Discussion on Landscaping Enhancements**
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83 The Board decided to table the proposals for the enhancements to the islands in front of
84 the manors gate until the new landscape vendor is on board.
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86 **C. General Matters of the District**

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89 **5. CONSENT AGENDA**

90 **A. Consideration of Board of Supervisors Regular Meeting Minutes Nov. 20, 2019**

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92 The Board reviewed the minutes.

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94 **MOTION TO:** Approve the November 20, 2019 meeting minutes.
95 **MADE BY:** Supervisor Cockerell
96 **SECONDED BY:** Supervisor Kinser-Powell
97 **DISCUSSION:** None further
98 **RESULT:** Called to Vote: Motion PASSED
99 5/0 - Motion passed unanimously

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

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103 The Board reviewed the November Admin O&Ms.

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105 **MOTION TO:** Approve the Admin O&Ms for November 2019.
106 **MADE BY:** Supervisor Cockerell
107 **SECONDED BY:** Supervisor Kinser-Powell
108 **DISCUSSION:** None further
109 **RESULT:** Called to Vote: Motion PASSED
110 5/0 - Motion passed unanimously

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

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114 The Board reviewed the November Highland Park O&Ms.

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116 **MOTION TO:** Approve the Highland Park O&Ms for November
117 2019.
118 **MADE BY:** Supervisor Booth
119 **SECONDED BY:** Supervisor Cockerell
120 **DISCUSSION:** None further
121 **RESULT:** Called to Vote: Motion PASSED
122 5/0 - Motion passed unanimously

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

The Board reviewed the November Mandolin/Windsor O&Ms.

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

E. Consideration of Operations and Maintenance Expenditures (Admin) Dec. 2019

The Board reviewed the December Admin O&Ms.

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

F. Consideration of Operations and Maintenance Expenditures (HP) Dec. 2019

The Board reviewed the December Highland Park O&Ms.

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

G. Consideration of Operations and Maintenance Expenditures (M/W) Dec. 2019

The Board reviewed the December Mandolin/Windsor O&Ms.

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

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172 **H. Review of Financial Statements Month Ending December 31, 2019**

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174 The financials were reviewed and accepted.
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177 **6. MANAGEMENT REPORTS**

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

- 179 **i. Action Item List**
- 180 **ii. Community Inspection Reports**
- 181 **iii. Millennium Landscape Report**
- 182 **iv. Speed Data Report**

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184 Mr. Roberts went over the action item list with the Board. Supervisor Booth had a question about
185 street lights and storm drains being cleaned. Mr. Roberts stated that Bay Area Environmental had
186 been contacted to clean the drains.

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188 Supervisor Cockerell asked that the proposed fountain control box be painted the same color as
189 the dog stations.

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191 Supervisor Lavina asked for staff to contact TECO about the possibility of having the street light
192 poles painted in Mandolin.

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195 **7. SUPERVISOR REQUESTS**

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197 Supervisor Cockerell asked for the easement agreement with some of the residents in Mandolin
198 to be placed on next month's meeting agenda.

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200 Supervisor Lavina questioned the towing policy in Mandolin and asked why vehicles were
201 recently towed. The Board discussed overnight street parking and towing vehicles parked on
202 CDD property.
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MOTION TO:	Tow vehicles 24/7 that are parked on District property.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Lavina opposed.

Supervisor Jackson asked for the Board to consider adding the buffer between Citrus Park and Windsor. She also said the parking letter sent to the residents in Highland Park could have been packaged better.

Supervisor Booth asked for staff to look into adding a curb along the alley behind Perfect Place or consider adding parking spots. He also said the automatic lights in the restroom at the playground are staying on.

Supervisor Lavina said that vehicles are cutting the corner at Renaissance and Minaret and creating ruts. She wanted to know if a curb could be added there.

Supervisor Kinser-Powell asked for staff to check on making new signs for the Mandolin gates. She also asked for the boulders to be put back on the paver pads in Mandolin and mentioned there are finials on the fence in front of Windsor that are broken and need to be replaced.

Supervisor Cockerell asked for “No Parking” signs to be added around the pond at the Estates entrance.

8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

A resident commented that buses are running over the curb at Countryway and Citrus Park and said that if the stop sign was moved back, it could create more room for the buses. Residents also commented that people are still parking in front of the mail boxes in Highland Park. A resident recommended that it be added to Yellowstone’s contract that they provide irrigation as-built.

241 **9. ADJOURNMENT**

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

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250 **These minutes were done in summary format.*

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

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

257 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
258 **noticed meeting held on 2/19/2020.**

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Signature

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Doris Cockerell
Printed Name

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Title:
 Chairman
 Vice Chairman

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Signature

Brian Howell
Printed Name

Title:
 Secretary
 Assistant Secretary

Recorded by Records Administrator


Signature
2/28/20
Date

