

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

February 19, 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, February 19, 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, February 19, 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:

Brian Howell	District Manager, Meritus
Gene Roberts	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering
Tim Bowersox	Yellowstone Landscape
Charles Andrews	Hillsborough County School District

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. Discussion with Yellowstone

Mr. Bowersox told the Board that Yellowstone has been working on the irrigation audit and it should be completed in a week or two, which will be the time when the new annuals are planted. The Board told Mr. Bowersox that the Greensleeves cul-de-sac has fire ant mounds and storm debris, the stones need to be put back on the pavers at the benches in Mandolin, and some of the annual beds should be eliminated. The Board also discussed the shrub trimming, the viburnums along the wall on Race Track Rd., and trimming the palm trees.

49 **B. District Engineer**

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51 Mr. Chang presented the updated mounted maps to the Board. The maintenance responsibilities
52 for Windsor were mislabeled and need to be corrected. The Board asked for the updated maps to
53 be added to the website.

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55 **C. District Counsel**

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57 There was nothing to report from District Counsel at this time.
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60 **4. BUSINESS ITEMS**

61 **A. Discussion with Hillsborough County School Board**

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63 Mr. Charles Andrews, a representative with Hillsborough County Public Schools, was present to
64 request an easement agreement between the Park Place CDD and Hillsborough County Public
65 Schools for access for a new bus lane at Deer Park Elementary. The Board discussed the easement
66 agreement request, and Mr. Andrews answered the Board’s questions.
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68	MOTION TO:	Approve the easement agreement request, contingent
69		on approval from District Counsel and the District
70		Engineer.
71	MADE BY:	Supervisor Lavina
72	SECONDED BY:	Supervisor Booth
73	DISCUSSION:	None further
74	RESULT:	Called to Vote: Motion PASSED
75		4/1 – Supervisor Cockerell opposed.

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77 **B. Consideration of Resolution 2020-02; Re-Designating Officers**

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79 Mr. Roberts went over that the resolution is to add Brian Howell as an Assistant Secretary. The
80 Board reviewed the resolution.
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82	MOTION TO:	Approve Resolution 2020-02.
83	MADE BY:	Supervisor Jackson
84	SECONDED BY:	Supervisor Cockrell
85	DISCUSSION:	None further
86	RESULT:	Called to Vote: Motion PASSED
87		5/0 – Motion passed unanimously

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90 **C. Discussion on Encroachment Agreements**

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92 Mr. Howell discussed the easement agreements with the Board. Staff will get an updated list and
93 send renewal letters to the residents who have agreements. Supervisor Lavina questioned why the
94 agreement is only valid for five years; Mr. Howell will check with District Counsel.

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96 **D. General Matters of the District**

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98 There were no general matters to discuss at this time.
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101 **5. CONSENT AGENDA**

102 **A. Consideration of Board of Supervisors Regular Meeting Minutes Jan. 15, 2020**

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104 The Board reviewed the minutes.
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MOTION TO:	Approve the January 15, 2020 meeting minutes.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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113 **B. Consideration of Operations and Maintenance Expenditures (Admin) Jan. 2020**

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115 The Board reviewed the January Admin O&Ms.
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MOTION TO:	Approve the Admin O&Ms for January 2020.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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123 **C. Consideration of Operations and Maintenance Expenditures (HP) Jan. 2020**

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125 The Board reviewed the January Highland Park O&Ms.
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MOTION TO: Approve the Highland Park O&Ms for January 2020.
MADE BY: Supervisor Jackson
SECONDED BY: Supervisor Cockerell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

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D. Consideration of Operations and Maintenance Expenditures (M/W) Jan. 2020

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The Board reviewed the January Mandolin/Windsor O&Ms. Supervisor Lavina asked staff to look into why Frontier is charging long distance fees at the gate call box. Supervisor Kinser-Powell would like to review the Spareem invoice for sidewalk trip hazard repairs.

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MOTION TO: Approve the Mandolin/Windsor O&Ms for January 2020.
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Kinser-Powell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion passed unanimously

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E. Review of Financial Statements Month Ending January 31, 2020

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The financials were reviewed and accepted.

6. MANAGEMENT REPORTS

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- A. District Manager’s Report**
 - i. Action Item List**
 - ii. Community Inspection Reports**
 - iii. Cypress Creek Aquatics Report**

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Mr. Roberts went over the action item list with the Board.

7. SUPERVISOR REQUESTS

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Supervisor Lavina asked about repairing the ruts at corner of Minaret and Renaissance and putting some sort of deterrent at the corner to prevent vehicles from cutting the corner. Supervisor Lavina then went over some concerns about speeding in Mandolin; District staff will

169 direct Mr. Chang to do a speed study and give recommendations on installing speed tables.
170 Supervisor Lavina also asked about the buffer for Windsor.

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172 The Board decided to hold a special meeting on May 6, 2020 at 6:30 pm to review capital
173 improvements for Windsor/Mandolin.

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175 Supervisor Jackson asked about status of street light repairs, new street signs where needed, and
176 the landscaping conditions of Calf Path entrance.

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178 Supervisor Kinser-Powell asked about the status of missing stones at the entrance monument to
179 the Reserves, fountain installation status, and missing finial replacement on the fence along
180 Windsor.

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183 8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

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185 Resident Danny Hudson would like to be able to add input on the Windsor Buffer. Resident Eric
186 Bullard recommended using Jack Frost Ligustrum at the Calf Path entrance, asked that pond 15
187 be maintained regularly, and said the new map showing Windsor maintenance may be incorrect.

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189 A resident from Mandolin Estates asked the Board for reimbursement for a towing charge. Her
190 reasoning was that she thought the towing policy for street parking had been suspended.

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MOTION TO:	Refund the towing fee.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/2 – Supervisor Booth and Supervisor Cockerell
	opposed.

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200 The Board discussed the current towing policy with staff.

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MOTION TO:	Set parameters with the towing company.
MADE BY:	Supervisor Kinser-Powell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	The Board and Mr. Howell continued to discuss the
	towing company and towing parameters.
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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210 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 5:47 p.m.
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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219 **These minutes were done in summary format.*

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

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

226 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
227 **noticed meeting held on 05-20-2020.**

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229 *Alvin Healey Cockerell*
230
231 **Signature**

Bruce
Signature

232
233 *Alvin Healey Cockerell*
234 **Printed Name**

Bruce Healey
Printed Name

235
236 **Title:**
237 **Chairman**
238 **Vice Chairman**

Title:
 Secretary
 Assistant Secretary

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Recorded by Records Administrator

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Anthony [Signature]
Signature

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02/19/20
Date

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