

**PARK PLACE COMMUNITY DEVELOPMENT DISTRICT**

**May 20, 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, May 20, 2020 at 4:00 p.m. via conference call at 1-866-906-9330 with access code 7979718.**

**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 20, 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
- John Vericker                         District Counsel, Straley Robin Vericker

There were approximately 3 audience members in attendance on the conference call.

**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**

There was nothing to report from the Engineer at this time.

**B. District Counsel**

Mr. Vericker went over that the Board could continue to do telephonic meetings through July and could look to meet in person if a facility was available that could accommodate social distancing requirements.

48 **4. BUSINESS ITEMS**

49 **A. Consideration of Resolution 2020-03; Approving Fiscal Year 2021 Proposed**  
50 **Budget & Setting Public Hearing**

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52 Mr. Howell went over the 2021 budget and advised the Board that the main goal for the current  
53 meeting was to decide if assessments need to be raised or not. If fees were going to be increased,  
54 then there would be statutory requirements that must be initiated. Mr. Howell stated that the District  
55 was in a solid financial position currently and that he believed that some of the repairs in the reserve  
56 study could be deferred for another year. Based on this, the recommendation of staff was to keep the  
57 assessment level the same for 2021 as it was in 2020. Mr. Howell noted that over the next year, the  
58 Board needs to review the reserve study plan, add any updates, and likely prepare to have an  
59 increase in assessments for 2022 to make sure there will be sufficient funds for future repairs.

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61 Since they were unable to have the special meeting for Windsor/Mandolin on May 5th to consider  
62 projects, the Board wanted to know if the projects would be tabled for another year since it they  
63 were not included in the budget for 2021. Mr. Howell said the special projects would be funded out  
64 of surplus funds and not the O&M budget, and the special meeting could be rescheduled for later in  
65 the summer. The Board also noted the likelihood of needing to increase the budget in 2022. There  
66 were no resident comments.

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68	MOTION TO:	Approve Resolution 2020-03.
69	MADE BY:	Supervisor Cockerell
70	SECONDED BY:	Supervisor Kinser-Powell
71	DISCUSSION:	None further
72	RESULT:	Called to Vote: Motion PASSED
73		5/0 – Motion passed unanimously

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75 **B. Annual Disclosure of Qualified Electors**

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77 Mr. Howell announced that as of April 15, 2020, Park Place CDD had 1,584 qualified electors.

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79 **C. 2020 Election Process**

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81 Mr. Howell went over the open seats for the elections this fall and filing deadline. Seats 1, 2, and 3  
82 will be up for election in November, and the qualifying period is noon on June 8th through noon on  
83 June 12th.

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85 **D. Consideration of Resolution 2020-04; General Elections, November 2020**

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87 Mr. Howell reviewed the resolution with the Board.

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MOTION TO: Approve Resolution 2020-04.  
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. Discussion on Landscape Enhancements**

99 Mr. Howell went over the proposed landscape enhancement for the median islands in the Manor  
100 area and stated that there were funds in the budget for this. The Board discussed the proposal.  
101 Supervisor Booth wanted a revised proposal and allocate some of the funds to other areas.  
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MOTION TO: Approve the landscape enhancements proposal.  
MADE BY: Supervisor Jackson  
SECONDED BY: Supervisor Cockerell  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/1 – Supervisor Booth opposed

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The Board requested for room to be left for access to the dog stations.

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**F. Discussion on Aquatic Proposals**

114 Mr. Howell went over the aquatics proposal to replant two ponds in Mandolin/Windsor and noted  
115 there were funds in the budget to cover it.  
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MOTION TO: Approve the aquatics proposals.  
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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**G. Discussion on Signage Proposal**

126 Mr. Howell went over the signage proposal for Highland Park and after questions on costs, the  
127 number of signs, color, and other concerns, the Board decided to table this item.

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MOTION TO: Table the proposal until the next meeting to allow for more research.  
MADE BY: Supervisor Booth  
SECONDED BY: Supervisor Kinser-Powell  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 – Motion passed unanimously

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**5. CONSENT AGENDA**

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- A. Consideration of Board of Supervisors Regular Meeting Minutes Feb. 19, 2020**
- B. Consideration of Operations and Maintenance Expenditures (Admin) February 2020 – April 2020**
- C. Consideration of Operations and Maintenance Expenditures (HP) February 2020 – April 2020**
- D. Consideration of Operations and Maintenance Expenditures (M/W) February 2020 – April 2020**
- E. Review of Financial Statements Month Ending April 30, 2020**

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The Board reviewed the Consent Agenda. In the minutes, Supervisor Cockerell noted that “is” should be removed from line 79, her last name was misspelled on line 84, and the homeowner mentioned on line 189 was from the Reserves, not the Estates.

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MOTION TO: Approve the Consent Agenda with changes to the minutes.  
MADE BY: Supervisor Cockerell  
SECONDED BY: Supervisor Jackson  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion passed unanimously

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**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. Howell went over the action item list with the Board. Mr. Howell requested for the Board to allow towing for vehicles that have expired tags, have been abandoned, or are inoperable. This

169 would be for designated CDD parking areas/streets. The Board will have a broader towing  
170 discussion when they can meet in person.

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MOTION TO:	Approve the towing as stated.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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180 **7. SUPERVISOR REQUESTS**

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182 The Board wanted to confirm that the CDD will reschedule a special meeting for the summer.

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

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187 There were no audience questions or comments.

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190 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 4:40 p.m.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jackson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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200 \*These minutes were done in summary format.

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

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

207 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
208 noticed meeting held on 06-17-2020.

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210 Doris Healey Coker

211 Signature

212 Doris Healey Coker

213 Printed Name

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215 Title:

216  Chairman  
217  Vice Chairman

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Brian Howell

Signature

Brian Howell

Printed Name

Title:

Secretary  
 Assistant Secretary

Recorded by Records Administrator

[Signature]  
Signature

07/20/20  
Date

