

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

June 17, 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, June 17, 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, June 17, 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 | <i>called in at approximately 4:45 p.m.</i> |

#### Staff Members Present:

|              |  |
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| Brian Howell | District Manager, Meritus              |
| Phil Chang   | District Engineer, Johnson Engineering |

There were three 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 Counsel

Mr. Howell stated that Counsel had nothing to report other than that on June 30th, the ability to meet via conference call would expire and the CDD would look to convene in person next month.

#### B. District Engineer

##### i. Speed Hump Proposals – Mandolin Estates & Reserves

Mr. Chang went over his memo and addressed potential spots for speed tables in the Estates and Reserves. There was discussion amongst the Board about the quantity, locations, pavers, and whether the speed tables would really work. The Board directed Mr. Chang to revise the proposals based on Board feedback, to be reviewed at the meeting next month.

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**ii. Curb Damages & Improvements Proposals**

Mr. Chang then went over the curb replacement on Renaissance View Court. The Board asked about the aesthetics and if it would work. The Board discussed the proposals.

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| MOTION TO:   | Approve the work.  |
| MADE BY:     | Supervisor Cockerell   |
| SECONDED BY: | Supervisor Kinser-Powell   |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>4/0 – Motion passed unanimously |

Mr. Chang explained the speed limit and that 15 mph was the lowest it could go in the Estates and Reserves. The Board asked for Mr. Chang to revisit and determine if additional speed signs would help.

Mr. Chang reviewed a request by an owner in Highland Park for the CDD to add curbing as done in another area to keep cars from running over his lawn and sprinklers continuously. The Board felt it had merit but wanted to review other areas so any areas that are impacted could be completed at one time. Mr. Chang will review other areas and discuss pricing with the Board next month.

**iii. Parking Space Striping Proposals – Highland Park**

The Board tabled the striping and asked for it to be discussed along with the sign proposal for Highland Park. Mr. Chang will review the sign proposal to determine if all the areas were noted and made sense. Supervisor Booth wants to make sure the District is not being redundant in areas with signs.

**4. BUSINESS ITEMS**

**A. Acceptance of Financial Report for Fiscal Year Ended September 30, 2019**

Mr. Howell went over the FY 2019 audit and explained it came back clean as in previous years.

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| MOTION TO:   | Accept the Financial Report for Fiscal Year Ended<br>September 30, 2019 |
| MADE BY:     | Supervisor Cockerell  |
| SECONDED BY: | Supervisor Booth  |
| DISCUSSION:  | None further  |
| RESULT:      | Called to Vote: Motion PASSED<br>4/0 – Motion passed unanimously        |

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**B. Discussion on Bench Proposal**

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Mr. Howell went over the proposal to refurbish all the benches in Highland Park. The cost was \$525 per bench versus purchasing new ones for \$1,900 each.

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| MOTION TO:   | Approve the bench proposal.                                      |
| MADE BY:     | Supervisor Jackson   |
| SECONDED BY: | Supervisor Booth   |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>4/0 – Motion passed unanimously |

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**C. Consideration of Resolution 2020-05; Adopting Default Statutory Alternative  
Investment Policies**

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Mr. Howell went over the resolution with the Board. He explained it was just an administrative housekeeping item to update the CDD investment policy and stated that the CDD would use a licensed investment banker or financial advisor for investment of CDD funds.

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| MOTION TO:   | Approve Resolution 2020-05.                                      |
| MADE BY:     | Supervisor Cockerell   |
| SECONDED BY: | Supervisor Jackson   |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>4/0 – Motion passed unanimously |

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*Supervisor Lavina entered the meeting via conference call.*

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**D. Discussion on Landscape Enhancements for Calf Path**

Mr. Howell went over the proposal to re-landscape the calf path entrance.

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| MOTION TO:   | Approve the landscape enhancements proposal for Calf Path.       |
| MADE BY:     | Supervisor Jackson   |
| SECONDED BY: | Supervisor Lavina  |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 – Motion passed unanimously |

Mr. Howell asked to make sure the trees at the entrance are limbed up to meet contract specifications and to ask the HOA to watch out for any commercial vehicles parking on the grass. Mr. Chang will check to see if the F-type curb would help in this area.

**E. Discussion on Setting New Date for the Mandolin/Windsor Projects**

The Board discussed dates for the Mandolin/Windsor project and decided to set the workshop date for capital improvements to August 31, 2020 at 6:30 p.m.

**5. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Regular Meeting Minutes May 20, 2020**
- B. Consideration of Operations and Maintenance Expenditures (Admin) May 2020**
- C. Consideration of Operations and Maintenance Expenditures (HP) May 2020**
- D. Consideration of Operations and Maintenance Expenditures (M/W) May 2020**
- E. Review of Financial Statements Month Ending May 31, 2020**

The Board reviewed the Consent Agenda.

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| MOTION TO:   | Approve the Consent Agenda.                                      |
| MADE BY:     | Supervisor Cockerell   |
| SECONDED BY: | Supervisor Kinser-Powell   |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 - Motion passed unanimously |

164 **6. MANAGEMENT REPORTS**

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

- 166 **i. Manager's Report**  
167 **ii. Action Item List**  
168 **iii. Community Inspection Reports**  
169 **iv. Cypress Creek Aquatics Report**  
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171 Mr. Howell reviewed the management reports with the Board.  
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174 **7. SUPERVISOR REQUESTS**  
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176 The Board requested to choose annuals for all of the rotations. They also asked about speed limit  
177 signs and would like for the landscaper to attend the next meeting to go over the progress to date  
178 and other items.  
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181 **8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**  
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183 Audience members commented that there are some sprinklers that need to be repaired on Race  
184 Track Road. The aquatics provider will add blue dye to the tank mix so residents can see when  
185 the ponds have been treated. There was also an audience comment about the weeds in the ponds.  
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187 The resident who requested the curb asked for the CD to reconsider and install the curb by his  
188 house now instead of waiting to do as part of a larger project. The Board discussed.  
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| 190 | <b>MOTION TO:</b>   | Approve the work with a cap not to exceed \$4,000. |
| 191 | <b>MADE BY:</b>     | Supervisor Jackson                                 |
| 192 | <b>SECONDED BY:</b> | Supervisor Cockerell                               |
| 193 | <b>DISCUSSION:</b>  | None further                                       |
| 194 | <b>RESULT:</b>      | Called to Vote: Motion PASSED                      |
| 195 |                     | 4/1 – Supervisor Booth opposed.                    |

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199 **9. ADJOURNMENT**

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| MOTION TO:   | Adjourn at 5:15 p.m.   |
| MADE BY:     | Supervisor Cockerell   |
| SECONDED BY: | Supervisor Kinser-Powell   |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 - Motion passed unanimously |

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208 *\*These minutes were done in summary format.*

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

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

215 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
216 noticed meeting held on 8/19/20.

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*Louis Cockerell*

Signature

*B. A*

Signature

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*Doris Cockerell*

Printed Name

*Bon Hau*

Printed Name

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Title:

Chairman

Vice Chairman

Title:

Secretary

Assistant Secretary

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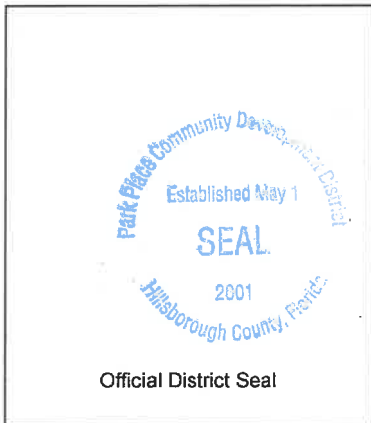
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Recorded by Records Administrator

*M. A. J.*

Signature

8/21/20

Date