

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

August 19, 2020 Minutes of Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, August 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

Brian Howell called the Regular Meeting and Public Hearing of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, August 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	<i>via conference call</i>
Erica Lavina	Supervisor	

Staff Members Present:

Brian Howell	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Phil Chang	District Engineer, Johnson Engineering
Tim Bowersox	Yellowstone

There was one audience member in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

The Board agreed to move the District Engineer item up on the agenda since Mr. Chang was already present.

3. VENDOR/STAFF REPORTS

A. District Engineer

i. Highland Park Concrete Repairs Master Plan

Mr. Chang went over that he looked at the alleys and noted damaged sidewalks and curbing. The budget for repair costs would be around \$33,200. The higher cost is because concrete curbing is expensive. The Board asked if there are some areas that need to be done sooner rather than later.

49 Mr. Chang said the damaged sidewalks are more of a priority. When the sidewalks deteriorate, it
50 happens quickly and can become a trip hazard. Mr. Chang estimated that the sidewalk repairs
51 would be about \$6500. Supervisor Booth thought maybe they should wait until after the
52 workshops and then do more of the concrete projects together. Supervisor Jackson said she
53 would like to go ahead and get the sidewalks repaired.
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MOTION TO:	Go ahead and repair the sidewalks.
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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62 **ii. Mandolin Reserve Speed Bumps**
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64 Mr. Chang went over the speed bump locations. The Board discussed the locations and some
65 alternatives to speed bumps, such as painting the roads, cameras, and speed signs. The Board
66 liked the idea of speed signs. Mr. Chang went over that the signs that move are preferable.
67 Supervisor Booth said he would like to get a solar one. Mr. Chang did say that he talked to a
68 Sheriff's Deputy who said that some people will speed up when they get to a speed sign to see
69 how fast they can go. Mr. Howell went over that the workshops will occur soon and they can talk
70 more about speed control options then and also get resident feedback. The Board agreed.
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72 **iii. Highland Park Parking Space Striping**
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74 Mr. Chang went over that there is a parallel parking spot where multiple vehicles are parking at
75 an angle and partially blocking the road. The striping would clarify for people that it is a single
76 spot. Supervisor Jackson suggested eliminating that parking spot and does not think the space is
77 necessary. Supervisor Booth was not sure that it would stop people from parking there if they
78 just striped over it and made it not a parking space.
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MOTION TO:	Eliminate the parking spot and have all of it striped with the latex paint or have it indicated "no parking" on there.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 – Supervisor Booth opposed.

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90 The Board continued to discuss the parking spot and striping.
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92	MOTION TO:	Rescind the previous motion about eliminating the
93		parking space and wait until after the workshops to
94		make a decision.
95	MADE BY:	Supervisor Jackson
96	SECONDED BY:	Supervisor Booth
97	DISCUSSION:	None further
98	RESULT:	Called to Vote: Motion PASSED
99		5/0 – Motion passed unanimously

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102 **4. RECESS TO PUBLIC HEARING**

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Mr. Howell directed the Board to recess to the public hearing.

107 **5. PUBLIC HEARINGS ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
108 **AND LEVYING O&M ASSESSMENTS**

109 **A. Open Public Hearings on Proposed Fiscal Year 2021 Budget and Levying O&M**
110 **Assessments**

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112	MOTION TO:	Open the public hearings.
113	MADE BY:	Supervisor Booth
114	SECONDED BY:	Supervisor Cockerell
115	DISCUSSION:	None further
116	RESULT:	Called to Vote: Motion PASSED
117		5/0 - Motion passed unanimously

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119 **B. Staff Presentations**

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Mr. Howell went over budget and line items. The assessments will be the same as in the previous fiscal year.

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124 **C. Public Comments**

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There were no public comments.

130 **D. Consideration of Resolution 2020-06; Adopting Fiscal Year 2021 Budget**

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132 The Board reviewed the resolution.

134	MOTION TO:	Approve Resolution 2020-06.
135	MADE BY:	Supervisor Cockerell
136	SECONDED BY:	Supervisor Kinser-Powell
137	DISCUSSION:	None further
138	RESULT:	Called to Vote: Motion PASSED
139		5/0 - Motion passed unanimously

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141 **E. Consideration of Resolution 2020-07; Levying O&M Assessments**

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143 The Board reviewed the resolution. Mr. Howell went over that this resolution allows the County
144 to collect the assessments.

146	MOTION TO:	Approve Resolution 2020-07.
147	MADE BY:	Supervisor Booth
148	SECONDED BY:	Supervisor Cockerell
149	DISCUSSION:	None further
150	RESULT:	Called to Vote: Motion PASSED
151		5/0 - Motion passed unanimously

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153 **F. Close Public Hearings on Proposed Fiscal Year 2021 and Budget Levying O&M**
154 **Assessments**

156	MOTION TO:	Close the public hearings.
157	MADE BY:	Supervisor Kinser-Powell
158	SECONDED BY:	Supervisor Lavina
159	DISCUSSION:	None further
160	RESULT:	Called to Vote: Motion PASSED
161		5/0 - Motion passed unanimously

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164 **6. RETURN TO REGULAR MEETING**

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166 Mr. Howell directed the Board to return to the regular meeting.
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170 **3. VENDOR/STAFF REPORTS (cont.)**

171 **B. District Counsel**

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173 Mr. Vericker let the Board know that the current executive order allows CDD boards to continue
174 to meet virtually if they choose through the end of September.

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177 **8. BUSINESS ITEMS**

178 **A. Discussion on Landscape Program**

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180 The Board discussed the landscape program with Mr. Bowersox. The next annual rotation will be
181 in early September. He asked the Board about mixed marigolds and other flowers that would
182 make an English garden kind of mix for fall. The Board wanted more of a mix of colors rather
183 than a mix of different flowers. Mr. Bowersox and Mr. Howell said the New Guinea impatiens
184 would be bold and bright. The Board agreed to have the New Guinea impatiens for the fall
185 rotation but did mention they would like a larger amount of flowers in general. Mr. Howell said
186 they could discuss this in the workshop for the landscape improvements and budgeting. For the
187 winter rotation, Mr. Bowersox recommended the Dusty Millers in front and then other brighter
188 flowers behind them. Mr. Howell said usually red flowers go behind them for the holidays and
189 recommended going with the red geraniums. The Board agreed.

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191 Mr. Bowersox went over the irrigation map with the Board. He also stated that he is looking into
192 some inexpensive things to keep the herds of deer from destroying the landscaping. The Board
193 asked to make sure that the landscaping crew is picking up trash when they see it.

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195 **B. Discussion on Signage Proposals**

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197 Mr. Howell went over the signage proposals with the Board. The sign vendor would like to come
198 to the meeting but could not be there this evening; Mr. Howell will look to get the vendor to the
199 meeting next month. Mr. Howell asked the Board to send any questions they have, and the
200 questions can be forwarded to the vendor before the meeting.

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202 **C. Consideration of Resolution 2020-08; Setting Fiscal Year 2021 Meeting Schedule**

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204 The Board reviewed the resolution and meeting schedule.

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206	MOTION TO:	Approve Resolution 2020-08.
207	MADE BY:	Supervisor Cockerell
208	SECONDED BY:	Supervisor Kinsey-Powell
209	DISCUSSION:	None further
210	RESULT:	Called to Vote: Motion PASSED
211		5/0 - Motion passed unanimously

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

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9. CONSENT AGENDA

- A. Consideration of Board of Supervisors Meeting Minutes June 17, 2020**
- B. Consideration of Operations and Maintenance Expenditures (Admin) June 2020**
- C. Consideration of Operations and Maintenance Expenditures (HP) June 2020**
- D. Consideration of Operations and Maintenance Expenditures (M/W) June 2020**
- E. Consideration of Operations and Maintenance Expenditures (Admin) July 2020**
- F. Consideration of Operations and Maintenance Expenditures (HP) July 2020**
- G. Consideration of Operations and Maintenance Expenditures (M/W) July 2020**
- H. Review of Financial Statements Month Ending July 31, 2020**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve Consent Agenda Items 9A-H.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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10. MANAGEMENT REPORTS

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

Mr. Howell went over the management reports with the Board. He noted that Mr. Chang helped to push through getting the light poles painted for free.

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11. SUPERVISOR REQUESTS

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Supervisor Cockerell mentioned that staff in the Meritus office has been doing a great job.

Supervisor Jackson asked about the workshop at the end of the meeting. Mr. Howell went over that it is the workshop for Windsor/Mandolin on August 31st at 6:30 p.m. to discuss capital improvement projects. He explained the procedure for the workshop and said that at the end of September, Highland Park will also do a workshop. At the October meeting, the Board will then have a tabulation of the top improvements that the different sections wanted. Then the Board can

258 direct Mr. Chang and Mr. Howell on which items to get ballpark estimates and figure out the
259 financial side of how to fund those improvements. Supervisor Jackson wanted to make sure that
260 they discuss the barrier wall for Windsor in the workshop. Supervisor Lavina mentioned some
261 other items that she knows residents have been discussing. Mr. Howell said they can compile a
262 handout for the workshop. Supervisor Booth suggested putting some signs out so residents know
263 about the workshop.

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266 **12. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

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268 A resident asked about getting the storm drains cleaned out. Mr. Howell asked for the resident to
269 send him an email about the storm drain he was referring to, and he will send it to the Engineer.
270 The resident also expressed a concern about the ponds. Mr. Howell said they may have to do
271 some dredging in the pond that the resident mentioned. Mr. Chang and the aquatics vendor
272 should have proposals for the ponds next month.

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275 **13. ADJOURNMENT**

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MOTION TO:	Adjourn at 5:27 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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284 *These minutes were done in summary format.

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

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

291 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
292 noticed meeting held on 9/16/2020.

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294 Doris Healey Cockerell
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296 Signature

297 Doris Cockerell
298 Printed Name

300
301 Title:
302 Chairman
303 Vice Chairman

B. Healey
Signature

Brian Healey
Printed Name

304
305 Title:
306 Secretary
307 Assistant Secretary

308 Recorded by Records Administrator

[Signature]
Signature

9/18/2020
Date

