

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

October 21, 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, October 21, 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 of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, October 21, 2020 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chair
Darren Booth	Vice Chair
Andrea Jackson	Supervisor
Cathy Kinser-Powell	Supervisor
Erica Lavina	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering
Tim Bowersox	Landscape Vendor, Yellowstone

There were five audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

Tim Bowersox with Yellowstone went over the landscaping schedule. Palm trimming is this month, tree trimming is ongoing and will be completed by the end of November, and the mulch will be done at the end of October. Mr. Bowersox stated that work on Citrus Park Dr. was impacting irrigation, and he was working to find out the issue at the coach homes with flowers and irrigation. Mr. Bowersox has renderings for areas to be improved when the Board is ready. The Board had questions on irrigation proposals, mowing the ponds, and the dog stations. They also asked for flowers that were damaged by wildlife to be replanted and to add deer repellent.

3. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Howell went over the reserve/surplus funds with the Board and stated at the close of September, the District had \$1,176,580.07 in surplus funds. He commended this Board and prior

49 Boards on all their hard work since most Districts do not have surpluses like that. The split
50 between Mandolin/Windsor and Highland Park was calculated on the same methodology that
51 was used to determine CDD assessments. Counsel agreed this was a reasonable formula to use.
52 Based on that formula, Mandolin/Windsor would have \$487,928.17, and Highland Park would
53 have \$688,651.89. Mr. Howell also noted they were tracking well in the reserve study, and the
54 District had benefited from some proactive maintenance being done to assets. He went over that
55 the County will now maintain boardwalks which saved the CDD hundreds of thousands of
56 dollars. The Board asked for Mr. Chang to do a review of the roads so they could compare his
57 estimate of the current state of the roads versus the reserve study.

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59 **B. District Engineer**

60 **i. Sidewalk Replacement on Cavalier Place & Minaret Drive**

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62 Mr. Chang went over the proposals for sidewalk repairs, and the Board asked him to get one
63 more quote so that they had three to choose from. Mr. Chang will also get with Mr. Bowersox on
64 some of the drainage work so Mr. Bowersox can submit a proposal. Mr. Chang stated he will
65 also have proposals for cleaning the storm inlets and drains next month.

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68 **4. BUSINESS ITEMS**

69 **A. Discussion on Landscape Program**

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71 This item was already addressed earlier in the meeting.

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73 **B. Discussion on Capital Improvements**

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75 Mr. Howell went over improvement projects with the Board, and they instructed him to get ballpark
76 pricing for the following projects to be reviewed at the next meeting: in Mandolin/Windsor, raising
77 the brick wall, filling in the wall with bricks where fencing is, and a new double-sided monument
78 for Windsor place; for the Estates/Reserves, monument enhancements, replacing the brick wall with
79 block and stucco wall, marquees, landscape for the Reserve and Estates entrance, landscape for the
80 townhomes, a fountain for the Estates, and benches/improvements for cul-de-sacs; and for Highland
81 Park, landscape improvements, playground renovation, and a dog park.

82

83 Mr. Howell went over the potential to refinance the bonds. The Board discussed.

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MOTION TO: Refinance the bonds and have staff engage an
investment banker.

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MADE BY: Supervisor Jackson

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SECONDED BY: Supervisor Lavina

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion passed unanimously

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92

93 The Board discussed speeding in the community and different options like speed signs and having
94 an off-duty officer come out. Supervisor Booth made a motion to hire an off-duty officer to come in
95 a couple times between now and the holidays; however, the motion died due to lack of a second.

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98 **5. CONSENT AGENDA**

99 **A. Consideration of Board of Supervisors Regular Meeting Minutes September 16,**
100 **2020**

101 **B. Consideration of Operations and Maintenance Expenditures (Admin) Sep. 2020**

102 **C. Consideration of Operations and Maintenance Expenditures (HP) Sep. 2020**

103 **D. Consideration of Operations and Maintenance Expenditures (M/W) Sep. 2020**

104 **E. Review of Financial Statements Month Ending September 30, 2020**

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106 The Board reviewed the Consent Agenda items.

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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 5/0 - Motion passed unanimously

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116 **6. MANAGEMENT REPORTS**

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

118 **i. Manager's Report**

119 **ii. Action Item List**

120 **iii. Community Inspection Reports**

121 **iv. Cypress Creek Aquatics Report**

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123 Mr. Howell reviewed the management reports with the Board. He noted that pond dredging on
124 Pond 15 will start by next week, and sign installation will also begin next week.

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127 **7. SUPERVISOR REQUESTS**

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129 Supervisor Cockerell requested that for the annual rotation to choose a variety for different areas.
130 She also commented about the trash.

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132 Supervisor Kinser-Powell requested to add a dog station on the south end of Citrus Park Drive.
133 She also asked when pressure washing will be completed.

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135 Supervisor Lavina said she was happy to see that the stop sign was put back in, but it is has been
136 installed too low. She also requested to add marquees.

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138 Supervisor Jackson stated that she enjoyed serving on the Board, and the Board Supervisors were
139 very dedicated to the community. She also noted she was proud of the many improvements that
140 were done over the years of her term.

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

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145 Audience members commented about pressure washing the sidewalks, irrigation, alligators in
146 ponds, signs on the pond bank, trees damaged by the County, getting an aerator for Pond 15,
147 Pond 14 treatments, trash, and a cell phone tower that is going in.

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150 **9. ADJOURNMENT**

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MOTION TO:	Adjourn at 5:40 p.m.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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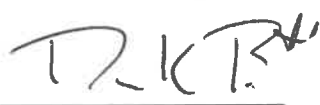
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160 *These minutes were done in summary format.

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

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

167 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
168 noticed meeting held on 11/18/2020.

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172 Signature

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174 Darren Booth

175 Printed Name

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177 Title:
178 Chairman
179 Vice Chairman

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172 Signature

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174 Brian Howell

175 Printed Name

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177 Title:
178 Secretary
179 Assistant Secretary

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182 Recorded by Records Administrator

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184 

185 Signature

186
187 11/30/2020

188 Date

