

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

November 18, 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, November 18, 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, November 18, 2020 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Darren Booth	Chair
David Levy	Vice-Chair
Doris Cockerell	Supervisor
Cathy Kinser-Powell	Supervisor
Erica Lavina	Supervisor

Staff Members Present:

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

There were two audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. OATH OF OFFICE

Mr. Howell led Supervisor Kinser-Powell, Supervisor Lavina, and Supervisor Levy in reciting the Oath of Office.

4. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Vericker briefly went over Sunshine Laws and the Code of Ethics with the Board.

Mr. Vericker exited the conference call.

50 **B. District Engineer**

51 **i. Sidewalk Replacement Mandolin Estates & Reserves**

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53 Mr. Chang reviewed the proposal with the Board. There was a question about adding an extra
54 area to the quote. Mr. Chang guessed it might be in the \$750-\$1,000 range to add it and will get
55 back to the Board with the amount. Supervisor Kinser-Powell also mentioned some sidewalks
56 that were previously repaired that are now in need of additional repairs. Mr. Howell said there is
57 likely a warranty; he and Mr. Chang will investigate. The Board discussed the proposal and
58 wanted to go ahead and get the work done with a not-to-exceed \$1,000 for the additional area.
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60	MOTION TO:	Approve the Driveway Maintenance proposal with an
61		additional \$1,000 not-to-exceed.
62	MADE BY:	Supervisor Kinser-Powell
63	SECONDED BY:	Supervisor Cockerell
64	DISCUSSION:	None further
65	RESULT:	Called to Vote: Motion PASSED
66		5/0 - Motion passed unanimously

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68 **ii. Pavement Repair Planning Assessment**

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70 Mr. Chang went over the pavement repair planning assessment with the Board. The condition of
71 the roads is consistent with the reserve study. The Board asked some questions; Mr. Chang and
72 Mr. Howell answered.

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74 *Mr. Chang left the meeting.*
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77 **5. BUSINESS ITEMS**

78 **A. Consideration of Resolution 2021-01; Amending Fiscal Year 2019-2020 Budget**

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80 Mr. Howell went over the resolution with the Board.
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82	MOTION TO:	Approve Resolution 2021-01.
83	MADE BY:	Supervisor Lavina
84	SECONDED BY:	Supervisor Levy
85	DISCUSSION:	None further
86	RESULT:	Called to Vote: Motion PASSED
87		5/0 - Motion passed unanimously

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89 **B. Consideration of Resolution 2021-02; Designation of Officers**

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91 The Board discussed the officer positions.

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MOTION TO:	Approve Resolution 2021-02 with Supervisor Booth as the Chair and Supervisor Levy as the Vice Chair.
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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C. Discussion on Capital Improvements

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Mr. Howell went over that for the January meeting, there will be proposals for various items including tree trimming, the wall and monuments, playground, the dog park, and landscaping by area. There will be a comprehensive report on the items and different options, and how it would work with the budget.

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Mr. Howell also said that he contacted FMS Bonds, and after a preliminary look, they think it would be possible to finance both bonds, the Highland Park and the Windsor/Mandolin. FMS said that with preliminary numbers, Highland Park could probably save about \$320K and Windsor/Mandolin could probably save about \$240K. Mr. Howell went over the process and options for using the savings. The Board asked some questions about refinancing; Mr. Howell answered.

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The Board continued to discuss the refinancing and some capital improvement items.

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6. CONSENT AGENDA

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- A. Consideration of Board of Supervisors Regular Meeting Minutes Oct. 12, 2020
- B. Consideration of Operations and Maintenance Expenditures (Admin) Oct. 2020
- C. Consideration of Operations and Maintenance Expenditures (HP) Oct. 2020
- D. Consideration of Operations and Maintenance Expenditures (M/W) Oct. 2020
- E. Review of Financial Statements Month Ending October 31, 2020

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The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda items 6A-6E.
MADE BY:	Supervisor Booth
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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135 **7. MANAGEMENT REPORTS**

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

- 137 **i. Manager's Report**
138 **ii. Community Inspection Reports**
139 **iii. Cypress Creek Aquatics Report**
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141 Mr. Howell reviewed the management reports with the Board. He noted that the dredging has been
142 completed. There is a small punch list that Mr. Chang is working on. They are looking at adding an
143 aerator and landscape buffering. Mr. Howell also provided an update on the fountain at Highland
144 Park. He also went over that the rest of the street signs should be finished next week and then an
145 inspection will be completed to verify that all the signs are in. Supervisor Booth discussed the out-
146 of-date towing signs that need to be removed or replaced.
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149 **8. SUPERVISOR REQUESTS**
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151 Supervisor Cockerell asked about the nozzles on the Estates fountain. Mr. Howell said it is on
152 the project list, and they will need to be replaced. Supervisor Cockerell mentioned an issue with
153 the holiday lights in the Reserve. Mr. Howell said they are not finished with the installation yet
154 and are still in the process of testing them. He went over what happened with the County cutting
155 power in the area. The County is working on restoring it, and then the holiday lighting company
156 will come back out to hang the lights in that area. Supervisor Cockerell also requested to save the
157 iron fence parts when the new fence is installed in Windsor.
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159 Supervisor Kinser-Powell mentioned that a few light poles still need to be painted by TECO. Mr.
160 Howell said he will have Mr. Chang will reach out to them again. Supervisor Kinser-Powell also
161 noted the dog stations at Pond 13 and Citrus Park need to be emptied and have more bags added.
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163 Supervisor Booth noted that using zip-ties to secure the holiday banners worked well this year.
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165 Supervisor Levy said there are a couple of areas at the exits of the alleys where people are
166 parking and preventing being able to turn on Canopy. It is residents and vendors as well. He
167 asked if he could go around with Mr. Chang to identify the areas and then determine a way to
168 mark the area so parked cars will not impede traffic. The Board discussed the issue and some
169 possible solutions.
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172 **9. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**
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174 There was a question about the District annexing an area in the median by the library from
175 another district. Mr. Howell will follow up about it. A resident said Pond 15 looks a lot better,
176 but there is still a lot of plant debris on one side. There was also a request to re-stock the ponds
177 that were drained with fish, and the resident also provided an update on the cell phone tower. A
178 resident mentioned that debris and dirt from the road is coming down into one of the ponds from
179 the storms; she asked when the sod would be replaced since it would help with the erosion. Mr.
180 Howell will reach out again to Scott Porter. A resident said there is a manhole cover missing in

181 front of a property; Mr. Howell said he was notified and the District Engineer is out today
182 investigating. There were also resident comments about the holiday decorations. The Board
183 briefly discussed the decorations. Mr. Howell will reach out to the vendor.

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186 **10. ADJOURNMENT**

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MOTION TO:	Adjourn at 5:01 p.m.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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196 *These minutes were done in summary format.

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

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

203 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
204 noticed meeting held on 1-20-2021.

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T. K. TBA

Signature

Printed Name

Title:

Chairman

Vice Chairman

B. P. O.

Signature

B. P. O.

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

M. J. J.

Signature

1/25/2021

Date

