

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

January 20, 2021 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, January 20, 2021 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, January 20, 2021 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

Jon Kessler	FMS Bonds	<i>via conference call</i>
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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.

### 3. VENDOR/STAFF REPORTS

#### A. District Counsel

##### i. Investment Banker – FMS Bonds, Jon Kessler

Mr. Howell introduced Jon Kessler from FMS Bonds. Mr. Kessler went over the analysis that shows Highland Park could save \$320K by refinancing the bonds and Windsor/Mandolin could save \$240K by refinancing. The analysis is on file. The plan was to put the savings in a construction fund for future improvements. The CDD would look to close in April. Mr. Vericker walked the Board through the requirements for noticing a public hearing and other administrative details.

50 **B. District Engineer**

51 **i. Highland Park – Alleys & Parking Issues**

52  
53 Mr. Chang went over a brief report on parking and alley issues. The report is on file. The Board  
54 requested that the sign in Item 1 be turned and that towing be looked at first to curb any parking  
55 issues. Mr. Chang will get pricing for the other issues in case towing does not have the desired  
56 effect. Speed tables and off-duty sheriff options were also discussed.

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59 **4. BUSINESS ITEMS**

60 **A. Discussion on Capital Improvement Projects**

61 **i. District Engineer’s Report 2021 – Draft**

62 **ii. Preliminary Opinion of Cost Estimate for Park Place**

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64 Mr. Howell went over the Engineer report (on file) and noted that staff had gotten preliminary  
65 costs for the various improvements and broke them down between Highland Park and  
66 Windsor/Mandolin. Mr. Howell noted the preliminary cost opinions were conservative in nature  
67 and that some of the projects would need a professional involved since they would require  
68 concept plans, scope of work, and construction drawings. Mr. Howell also went over the  
69 available funds for each side and noted that Highland Park had enough funds to cover their  
70 projects, but Windsor/Mandolin had more projects listed than available funds. The Board  
71 discussed whether to reduce the project list or see what opportunities were available to get some  
72 additional funding. Mr. Vericker recommended for staff to put together different assessment  
73 methodologies for just doing the refinancing and then one for additional funding so the Board  
74 could see the impact to owners. The Board agreed, and staff will review the list and questions  
75 that were brought up as well as provide different scenarios at the next meeting.

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77 **B. Discussion on Calf Path Way Lighting Proposal**

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79 The Board reviewed the proposal for renovating the landscape lighting for the Calf Path entrance  
80 and agreed it needed to be done.

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82 **MOTION TO:** Approve the Calf Path Way lighting proposal.  
83 **MADE BY:** Supervisor Booth  
84 **SECONDED BY:** Supervisor Lavina  
85 **DISCUSSION:** None further  
86 **RESULT:** Called to Vote: Motion PASSED  
87 5/0 - Motion passed unanimously

88  
89

90 **C. Discussion on Tree Trimming Proposals**

- 91 **i. Omega Tree & Nursery**  
92 **ii. Pete & Ron's Tree Service**  
93 **iii. Yellowstone**  
94

95 The Board reviewed the tree trimming proposals and decided to let the lowest bidder Pete and Ron's  
96 do a few areas so the Board could judge the quality of their work.  
97

98	MOTION TO:	To approve the proposals for tree trimming Ecclesia
99		to Calf Path and South Mobley to Ecclesia.
100	MADE BY:	Supervisor Booth
101	SECONDED BY:	Supervisor Levy
102	DISCUSSION:	None further
103	RESULT:	Called to Vote: Motion PASSED
104		5/0 - Motion passed unanimously

105  
106  
107 **5. CONSENT AGENDA**

- 108 **A. Consideration of Board of Supervisors Regular Meeting Minutes Nov. 18, 2020**  
109 **B. Consideration of Operations and Maintenance Expenditures (Admin) Nov. 2020**  
110 **C. Consideration of Operations and Maintenance Expenditures (HP) Nov. 2020**  
111 **D. Consideration of Operations and Maintenance Expenditures (M/W) Nov. 2020**  
112 **E. Consideration of Operations and Maintenance Expenditures (Admin) Dec. 2020**  
113 **F. Consideration of Operations and Maintenance Expenditures (HP) Dec. 2020**  
114 **G. Consideration of Operations and Maintenance Expenditures (M/W) Dec. 2020**  
115 **H. Review of Financial Statements Month Ending December 31, 2020**  
116

117 The Board reviewed the Consent Agenda items.  
118

119	MOTION TO:	Approve the Consent Agenda.
120	MADE BY:	Supervisor Levy
121	SECONDED BY:	Supervisor Cockerell
122	DISCUSSION:	None further
123	RESULT:	Called to Vote: Motion PASSED
124		5/0 - Motion passed unanimously

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128 **6. MANAGEMENT REPORTS**

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

- 130 **i. Manager's Report**  
131 **ii. Community Inspection Reports**  
132 **iii. Cypress Creek Aquatics Report**  
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134 Mr. Howell reviewed the management reports with the Board.  
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137 **7. SUPERVISOR REQUESTS**  
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139 Supervisor Lavina requested to ask TECO when they will continue swapping out the lights to  
140 LED. She also would like to add to the holiday decorations.  
141

142 Supervisor Levy asked about speed tables.  
143

144 Supervisor Kinser-Powell discussed off-duty sheriff patrols and speed tables. Mr. Howell will  
145 meet her and the architect regarding the potential wall for the Reserves.  
146

147 Supervisor Booth requested to move the speed sign to the alley and to look at oaks in  
148 Fountainhead Park.  
149  
150

151 **8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**  
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153 There were audience comments about wanting the funding money to be used for the Windsor  
154 Place wall and not increasing fees, getting an aerator/fountain for Pond 15, the CDD taking over  
155 the median, the status of storm drain cleaning, that townhomes are going to add lights on their  
156 palms at the entrance, that there is no blue dye at Pond 15 after the recent treatment, emailing the  
157 County about a large truck impeding traffic during school drop off and pick up, and no turning  
158 on the red light at Countryway.  
159  
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161 **9. ADJOURNMENT**  
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MOTION TO:	Adjourn at 5:30 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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171 \*These minutes were done in summary format.

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

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

178 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
179 noticed meeting held on 2/17/2021

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183 Signature

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186 Printed Name

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188 Title:

189  Chairman

190  Vice Chairman

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Signature

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Signature

Date