

# PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

February 17, 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, February 17, 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, February 17, 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                |                            |
| Alexandra Wolfe | CPA and Controller, Meritus              |                            |
| John Vericker   | District Counsel, Straley Robin Vericker |                            |
| Phil Chang      | District Engineer, Johnson Engineering   |                            |
| Jon Kessler     | FMS Bonds                                | <i>via conference call</i> |

There were some audience members in attendance.

### 2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

Mr. Howell asked to move the discussion on refinancing and related items up on the agenda since Mr. Kessler was on the conference call to present and answer questions. The Board agreed.

### 4. BUSINESS ITEMS

- A. Discussion on Refinancing Presentation and Term Sheet
- B. Consideration of District Engineer's Report 2021
- C. Consideration of Special Assessment Methodology Report

Mr. Kessler went over the new information on refinancing and the term sheet. He explained that going through the bank will allow for more savings. Mr. Vericker went over that they will need to have a public hearing in late March or early April. Mr. Howell suggested to have the public

49 hearing on March 31, 2021. The Board could discuss more details and determine the amount and  
50 how to move forward at the March 17, 2021 meeting. Notice will be sent out about the public  
51 hearing, with final decisions to be made at the public hearing. The Board asked Mr. Kessler  
52 some questions about refinancing and the amount; Mr. Kessler answered. There was a question  
53 about the EAUs on the Special Assessment Methodology report for Highland Park; Ms. Wolfe  
54 answered. Mr. Howell said the Board will follow up with Mr. Kessler tomorrow.  
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56 *Mr. Kessler and Ms. Wolfe exited the conference call.*  
57

58 Mr. Howell went over some of the details of the possible refinancing for Mandolin/Windsor. The  
59 Board asked some questions about the refinancing numbers, using funds from the reserve, and  
60 the public hearing; Mr. Howell answered.  
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| 62 | MOTION TO:   | Authorize the Chair, or Vice Chair in absence of the  |
| 63 |              | Chair, to approve the term sheet up to \$2,590,000 in |
| 64 |              | Series 2021-1 Bonds and \$3,905,000 in Series 2021-2  |
| 65 |              | Bonds.  |
| 66 | MADE BY:     | Supervisor Booth                                      |
| 67 | SECONDED BY: | Supervisor Levy                                       |
| 68 | DISCUSSION:  | None further  |
| 69 | RESULT:      | Called to Vote: Motion PASSED                         |
| 70 |              | 5/0 - Motion passed unanimously                       |

71  
72 The Board reviewed the Engineer's Report. Mr. Vericker and Mr. Howell said that some of it may  
73 change, but it is in substantial form. Mr. Howell went over the Engineer's Report with the Board.  
74 The Board discussed the items, costs, and process of moving forward. Mr. Howell noted that they  
75 will discuss more of the details at the March 17, 2021 meeting, and any final approval would not  
76 happen until the March 31, 2021 public hearing.  
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| 78 | MOTION TO:   | Approve the Engineer's Report in substantial form. |
| 79 | MADE BY:     | Supervisor Booth                                   |
| 80 | SECONDED BY: | Supervisor Levy                                    |
| 81 | DISCUSSION:  | None further                                       |
| 82 | RESULT:      | Called to Vote: Motion PASSED                      |
| 83 |              | 5/0 - Motion passed unanimously                    |

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86 **3. VENDOR/STAFF REPORTS**

87 **A. District Counsel**

88 **B. District Engineer**

89 **i. Street Lights LED Switchover**

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91 Mr. Chang updated the Board on the LED switchover. TECO said they anticipate that the lights  
92 will be switched over by the end of March.

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94 **ii. Street Parking in Highland Park**

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96 Mr. Chang also explained the issue with the alley exits in Highland Park. He went over the areas  
97 and the proposed solution, which is to paint the curb with “no parking” lettering. The Board  
98 asked about the size of the lettering; Mr. Chang answered.

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| MOTION TO:   | Approve the curb painting proposal. |
| MADE BY:     | Supervisor Booth                    |
| SECONDED BY: | Supervisor Levy                     |
| DISCUSSION:  | None further                        |
| RESULT:      | Called to Vote: Motion PASSED       |
|              | 5/0 - Motion passed unanimously     |

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107 *Mr. Chang exited the meeting.*

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110 **4. BUSINESS ITEMS (cont.)**

111 **D. Consideration of Resolution 2021-03; Declaring Preliminary Special Assessments**

112 **E. Consideration of Resolution 2021-04; Declaring Preliminary Special Assessments**

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114 Mr. Vericker went Resolution 2021-03 with the Board. He noted that based on the discussion  
115 during the meeting, some of the numbers will need to be changed. He went over that the change  
116 would be up to \$2,590,000 with a construction fund up to \$1,075,000 for Mandolin/Windsor and  
117 \$3,905,000 with a construction fund up to \$513,215 for Highland Park. Mr. Vericker then went  
118 over that Resolution 2021-04 would set the public hearing for the special assessments. He noted  
119 that the date needs to be changed from April 21, 2021 to March 31, 2021.

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| MOTION TO:   | Approve Resolution 2021-03 and Resolution 2021-04. |
| MADE BY:     | Supervisor Levy                                    |
| SECONDED BY: | Supervisor Booth                                   |
| DISCUSSION:  | None further                                       |
| RESULT:      | Called to Vote: Motion PASSED                      |
|              | 5/0 - Motion passed unanimously                    |

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*Mr. Vericker exited the meeting.*

**5. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Regular Meeting Minutes Jan. 20, 2021**
- B. Consideration of Operations and Maintenance Expenditures (Admin) Jan. 2021**
- C. Consideration of Operations and Maintenance Expenditures (HP) Jan. 2021**
- D. Consideration of Operations and Maintenance Expenditures (M/W) Jan. 2021**
- E. Review of Financial Statements Month Ending January 31, 2021**

The Board reviewed the Consent Agenda items.

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

**6. MANAGEMENT REPORTS**

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

Mr. Howell reviewed the management reports with the Board. He provided an update on the streetlight repairs. The Board noted that there is a light out on Micanopy. Mr. Howell also stated that the tree service began their work this week. The Board briefly discussed the assessments and capital improvements.

**7. SUPERVISOR REQUESTS**

Supervisor Cockerell asked if Mr. Howell had any information about when the work on Citrus Park Dr. would be done. Mr. Howell will reach out again to his contact.

Supervisor Kinser-Powell said she and Mr. Chang walked the community and found some other areas with the sidewalks. She asked about an issue with the irrigation system and tree roots underneath the sidewalk. Mr. Howell will get more information from Mr. Chang and get back to the Board.

171 Supervisor Levy asked to make sure that the landscapers empty the dog stations once a week  
172 even while they are on the once every two weeks landscaping schedule during the winter months.  
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175 **8. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS**

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177 There was an audience comment about the playground and uneven surfaces. The Board noted  
178 that they would be doing an upgrade to the playground equipment and mulch. Another audience  
179 member noted that there is a concrete retaining wall at one of the playgrounds and requested to  
180 have it replaced with something fun and safe. There were audience comments about speeding in  
181 the community, speed bumps, emptying the garbage can in the park, sprinklers in the island on  
182 Perfect Place needing to be turned away from the street and not rotating, the ponds and  
183 entranceways, the storm drains, and the meeting time for the public hearing. The Board  
184 discussed and agreed to do the public hearing on March 31, 2021 at 6:30 p.m. There were also  
185 audience comments about the special assessments and capital improvements.  
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188 **9. ADJOURNMENT**

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| MOTION TO:   | Adjourn at 5:32 p.m.   |
| MADE BY:     | Supervisor Cockerell   |
| SECONDED BY: | Supervisor Levy  |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>5/0 - Motion passed unanimously |

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198 \*These minutes were done in summary format.

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

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

205 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
206 noticed meeting held on 3/17/2021.

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208 \_\_\_\_\_  
209 **Signature**

210  
211 Darren Booth

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213 **Printed Name**

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215 **Title:**  
216  Chairman  
217  Vice Chairman

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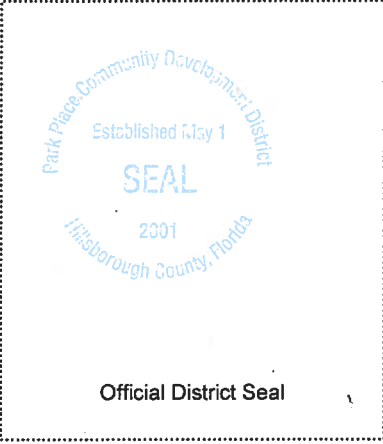
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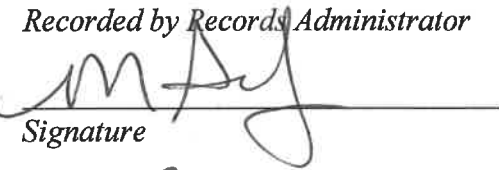
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208 \_\_\_\_\_  
209 **Signature**

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213 **Printed Name**

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215 **Title:**  
216  Secretary  
217  Assistant Secretary

220 Recorded by Records Administrator  
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222 \_\_\_\_\_  
223 **Signature**  
224 3.19.2021

225 \_\_\_\_\_  
226 **Date**