

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

October 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, October 20, 2021 at 11:00 a.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 20, 2021 at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Howell	District Manager, Meritus
Heather Dilley	District Manager, Meritus
Jessica Hardin	District Manager, Meritus
Vivek Babbar	District Counsel, Straley Robin Vericker
Celia Nichols	Landscape Architect, Nichols Landscape Architecture
Wayne Armand	Playground Vendor, Project Innovations

There were some audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

A resident commented on a letter he received regarding the District seeking reimbursement for sod replacement on CDD property adjacent to the homeowner's property after the sod was damaged during work done on the homeowner's property. The Board discussed and it was decided by Board consensus to split the cost of sod replacement 50/50 between the homeowner and the District. Mr. Howell will follow up with the resident in an email to finalize.

Another resident asked if there were any updates from the County on the water runoff enclosure. Mr. Howell went over the recent updates with the resident. Mr. Chang explained what is going on with the runoff. District Counsel is going to reach out to the County via email and letter.

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3. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Vericker and the Board discussed the encroachment issue. The Board agreed unanimously by consensus not to change their vote on the encroachment agreement and that it still needs to be removed.

The Board asked about the letters for parking. Mr. Howell suggested figuring out a plan at the December meeting. He noted that if the Board puts up signs, they need to be willing to tow. Mr. Babbar and Mr. Howell recommended making the towing and parking policies an agenda item. Mr. Babbar also said they could see if the HOA is comfortable with helping enforce parking. The Board agreed and would like for management to reach out to the HOA.

Mr. Babbar left the meeting.

B. District Engineer

i. Repaving Quotes

Mr. Chang went over that he got two more quotes for the repaving and reviewed them with the Board. The Board discussed the quotes and did not want to do the five additional parking spaces. Mr. Howell reviewed the reserve amounts for Highland Park and Windsor. He noted that the plan would be to start the repaving after the holidays in January.

MOTION TO:	Approve the Parking Lot Services quote for \$497,166.00 without the additional parking spaces.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Lavina
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

ii. Splendid Lane/Canopy Lane Options

Mr. Chang went over an issue with vehicles near the Manor gate. One option would be to add a yield to oncoming traffic sign. It would be at the top of the island where the call box is located. Another option would be to add a stop sign for the vehicles leaving Mandolin. To add a stop sign, a traffic study would have to be done. A third option would be to educate the public and brighten up the faded yellow paint lines. The Board discussed the different options.

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MOTION TO:	Put in the yield to oncoming traffic sign.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Supervisor Lavina asked about the divided highway signs that the County put in. Mr. Chang and Mr. Howell will reach out to the County and contractor.

There was a question about the sidewalk that is holding water. Mr. Chang said he got one bid so far and it was not broken down based on different areas. He will come back to the Board with the price for the sidewalk area that is holding water. The Board discussed and wanted to go ahead and approve the work with a not-to-exceed to be sure it gets completed as soon as possible.

MOTION TO:	Approve fixing the sidewalk not to exceed \$10,000.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

Mr. Chang left the meeting.

4. BUSINESS ITEMS
A. Discussion on Playground Proposals
B. Discussion on Binder Shade Proposal

Ms. Hardin and Mr. Armand went over the playground and shade proposals with the Board. The Board discussed the different options for climbers and pricing. Mr. Howell went over they would be at about \$187K for the project including the middle option climber, shade structure, turf, and restrooms.

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MOTION TO:	Approve the options as discussed, not to exceed \$200,000.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

The Board briefly talked about the colors. Mr. Howell recommended going with the existing color scheme for the climber and restrooms. Mr. Armand recommended going with dark green for the shade structure.

Ms. Hardin and Mr. Armand left the meeting.

C. Discussion on Capital Improvements

Mr. Howell provided an update on the timeline for the hardscape numbers. Ms. Nichols then reviewed the landscape concepts with the Board. The Board discussed the landscaping options. Ms. Nichols will send the PDFs of the conceptual landscape plans to the Board; Mr. Howell said they could also post the concept plans on the website for residents to view. He also noted that once the survey has been completed, they will have more information regarding impact to the budget.

Ms. Nichols left the meeting.

5. CONSENT AGENDA

- A. Consideration of Board of Supervisors Regular Meeting Minutes September 15, 2021**
- B. Consideration of Operations and Maintenance Expenditures (Admin) Sep. 2021**
- C. Consideration of Operations and Maintenance Expenditures (HP) Sep. 2021**
- D. Consideration of Operations and Maintenance Expenditures (M/W) Sep. 2021**
- E. Review of Financial Statements Month Ending September 30, 2021**

The Board reviewed the Consent Agenda items.

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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

6. MANAGEMENT REPORTS

A. District Manager’s Report

- i. Community Inspection Reports**
- ii. Cypress Creek Aquatics Report**
- iii. Charles Aquatics – Fountains Report**

Mr. Howell reviewed the management reports with the Board. He noted that he had the electrician go through and check everything in preparation for the installation of the holiday lighting. The only area where there is an issue with power is the monument at Windsor on the right. Mr. Howell and Mr. Chang will talk with the County about their contractor damaging it. The lighting vendor can use battery-powered alternatives if they are unable to get the electrical repaired in time.

7. SUPERVISOR REQUESTS

Supervisor Kinser-Powell asked about replacing the annuals that are not doing well. Mr. Howell will get with Mr. Bowersox about replacing the ones that have died. Supervisor Kinser-Powell also asked about the 589 sign and if they could get it removed. Mr. Howell will add it to the list for the discussion with the County.

Supervisor Lavina asked about updating the Estates fountain. Mr. Howell said they could go ahead and get proposals together for aerators and updating the entire fountain.

Supervisor Levy noted some pothole locations and requested follow-up on them.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

Audience members commented on the playground and requested to have some benches added, a conversation area near the Manor gate that is not being maintained and asked if it is District property, and pond maintenance.

204 **9. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Lavina
SECONDED BY:	Supervisor Levy
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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213 **These minutes were done in summary format.*

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

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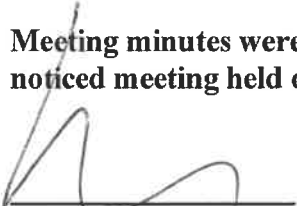
217 **Each person who decides to appeal any decision made by the Board with respect to any matter*
218 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
219 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

220 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
221 **noticed meeting held on 11/30/2021.**

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225 **Signature**

226 David Com

227 **Printed Name**

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230 **Title:**

- 231 **Chairman**
232 **Vice Chairman**

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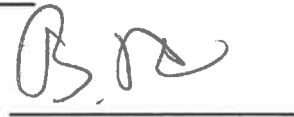
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225 **Signature**

226 B. Henry

227 **Printed Name**

230 **Title:**

- 231 **Secretary**
232 **Assistant Secretary**

Recorded by Records Administrator



Signature

12/3/2021
Date

