

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

January 19, 2022 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 19, 2022 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, January 19, 2022 at 11:00 a.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Howell	District Manager, Meritus
Heather Dilley	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering

Jeff Jackson

There were three resident audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

Jeff Jackson went over the proposal for the fountain for the Estates. He discussed options with the Board, and they agreed to move forward with a 5hp motor with an Augusta nozzle and 3 light system. Mr. Howell noted that the fountain was already approved by the Board as part of the capital improvement project.

44 **3. VENDOR/STAFF REPORTS**

45 **A. District Engineer**

46 **i. Work Authorization 22-001 – Water Management System Report**

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48 Mr. Chang went over the proposal for the water management system report with the Board.

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MOTION TO: Approve the stormwater report that is required by the state for \$5,510.00.

51

52

MADE BY: Supervisor Levy

53

SECONDED BY: Supervisor Jackson

54

DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

56

5/0 - Motion passed unanimously

57

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ii. Highland Park/Splendid Lane Alley Curb Addition

59

60 Mr. Chang went over the proposal for the curb repair in Highland Park with the Board.

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MOTION TO: Approve the proposal for curb repair in Highland Park for \$10,333.00.

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MADE BY: Supervisor Levy

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SECONDED BY: Supervisor Jackson

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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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70 This repair will be paid from the construction fund.

71

72

iii. Mandolin Sidewalk Repair Quotes

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74 Mr. Chang went over the proposal for the Mandolin sidewalk repairs with the Board.

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76

MOTION TO: Approve the sidewalk repairs for \$42,007.00 within the Reserves and Estates.

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78

MADE BY: Supervisor Levy

79

SECONDED BY: Supervisor Cockerell

80

DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

82

5/0 - Motion passed unanimously

83
84 **iv. Repaving – Additional Curb/Work on Mandolin Estates**
85

86 Mr. Chang went over the proposal for the repaving and curb work in Mandolin Estates with the
87 Board.
88

89	MOTION TO:	Approve the drainage issues work by the Estates gate
90		for \$15,825.00.
91	MADE BY:	Supervisor Levy
92	SECONDED BY:	Supervisor Jackson
93	DISCUSSION:	None further
94	RESULT:	Called to Vote: Motion PASSED
95		5/0 - Motion passed unanimously

96
97 Mr. Chang noted that the sidewalk repair by reserves gate for drainage would commence in next
98 30-60 days. He also went over asphalt schedule with Board, and they agreed with dates. Staff
99 will post the schedule to the website and send a mailing to all affected owners. Mr. Chang stated
100 that he spoke with the County and they will not contribute funds to the mandolin wall project.
101 The right-of-way application for the median on Countryway was submitted last month.
102

103 **B. District Counsel**
104

105 Mr. Howell stated there were no updates from Counsel. The owner with the fence on the CDD
106 easement will be taken down by January 31, 2022.
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109 **4. BUSINESS ITEMS**

110 **A. Discussion on Capital Improvements**
111

112 Mr. Howell updated the Board on the capital improvements. The landscape improvements are
113 almost finished and they are currently working though the punch list. The playground renovation
114 is targeted for March 1, 2022, and the restroom upgrades will begin next week. The aerator
115 system for Pond 15 and the wall/monument project are both in permitting, and the landscape
116 walk through with the County should happen within the next 30 days.
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118 **B. Discussion on Fountain Proposals**
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120 The Board already discussed the fountain proposals earlier in the meeting.
121
122
123

124 **5. CONSENT AGENDA**

125 **A. Consideration of Board of Supervisors Regular Meeting Minutes Nov. 30, 2021**

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127 The Board reviewed the minutes.

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MOTION TO: Approve the November 30, 2021 meeting minutes.

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MADE BY: Supervisor Levy

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SECONDED BY: Supervisor Cockerell

132

DISCUSSION: None further

133

RESULT: Called to Vote: Motion PASSED

134

5/0 - Motion passed unanimously

135

136 **B. Consideration of Board of Operations and Maintenance Expenditures (Admin)**
137 **November 2021**

138 **C. Consideration of Board of Operations and Maintenance Expenditures (HP)**
139 **November 2021**

140 **D. Consideration of Board of Operations and Maintenance Expenditures (W/M)**
141 **November 2021**

142 **E. Consideration of Board of Operations and Maintenance Expenditures (Admin)**
143 **December 2021**

144 **F. Consideration of Board of Operations and Maintenance Expenditures (HP)**
145 **December 2021**

146 **G. Consideration of Board of Operations and Maintenance Expenditures (W/M)**
147 **December 2021**

148 **H. Review of Financial Statements Month Ending December 31, 2021**

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150 The financials and O&Ms will be sent to the Board within the next business week.

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153 **6. MANAGEMENT REPORTS**

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

155 **i. Community Inspection Reports**

156 **ii. Fountain Reports**

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158 Mr. Howell reviewed the management reports with the Board.

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161 **7. SUPERVISOR REQUESTS**

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163 Supervisor Kinser-Powell commented on the Christmas tree and inviting the vendor to the spring
164 meeting to plan for next year. She also commented on the cul-de-sac on Greensleeve, that the
165 landscaping inside of the gate at the Reserves needs to be replanted, the shrubs are needed for the
166

167 keypad box area, to obtain more detail for the gate repair requests, to order new dog stations and
168 add a couple to the Estates, and on the status of the sign panel touchup.

169

170 Supervisor Jackson commented on the Christmas tree feedback.

171

172 Supervisor Levy commented on the Estates gates and requested for Mr. Howell to get pricing for
173 security cameras and a barcode system. The Board agreed to obtain pricing. Mr. Howell noted
174 that the gate restoration for the Estates would be completed by the end of the week.

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177 **8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

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179 A resident commented on the timeline for the Pond 15 aerator. The new HOA President also
180 introduced himself.

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183 **9. ADJOURNMENT**

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185

MOTION TO:	Adjourn at 12:38 p.m.
MADE BY:	Supervisor Levy
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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193 *These minutes were done in summary format.
194

195 *A copy of the audio recording is available on request.
196

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

200 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
201 noticed meeting held on 2/16/2022.

202
203 Cathy Powell

204
205 Signature

206 Cathy Powell

207
208 Printed Name

209
210 Title:

211 Chairman

212 Vice Chairman

213

214

215

216

217

218

219

220

221

B. Ke

Signature

Brittany

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

M. J. [Signature]

Signature

2/21/2022

Date

