

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

April 20, 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, April 20, 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, April 20, 2022, at 11:01 a.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Howell	District Manager, Meritus	
Clay Wright	District Manager, Meritus	
Angie Grunwald	District Manager, Meritus	
John Vericker	District Counsel, Straley & Robin, P.A.	<i>via conference call</i>
Phil Chang	District Engineer, Johnson Engineering	
Jon Souers	District Engineer, Johnson Engineering	

There were six (6) resident audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

An audience member asked questions on road repaving.

3. VENDOR/STAFF REPORTS

A. District Engineer

i. Paving Updates

Engineer Chang went over his report and noted paving was 99% done and punch list items would be completed within a couple of weeks. Mr. Chang noted sidewalk and all curbing to be done within next thirty (30) days. He went over the milling process and how the repaving work is done, Contractor is using a laser level for any punch list areas. The Board complimented the contractor and how good of a job they did.

48 Engineer Jon Souers went over the aquatics program and stated aerator was in and working on
49 pond 15 and recommended the CDD budget for adding carp this fall to Galt Lake plus a potential
50 aerator on pond 9. The Board requested pricing to do a clean-up on the pond at the estates
51 entrance and to monitor pond 9 for vegetation. No fishing signs were also requested for pond 15
52 by the townhomes.

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54 **B. District Counsel**

55 **i. Parking Policy**

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57 The Board and District Counsel John Vericker discussed adding jet skis, watercraft such as
58 boats, rv, trailer etc. will not be allowed to be stored in designated parking spaces. Mr. Vericker
59 will revise parking policy for adoption next month. The Board confirmed anyone who parks on
60 common areas will be towed immediately. Supervisors Cathy Kinser-Powell and Doris Cockerell
61 asked Mr. Chang to get info and pricing for next meeting to add no parking striping at the cult de
62 sac on green sleeve.

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64 **4. BUSINESS ITEMS**

65 **A. Discussion on Capital Improvements**

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67 Mr. Howell went over the improvement list. Landscape is done 100% and wall/monument
68 project is in for permitting. Playground work will commence within the next few days and all
69 work should be done by the middle of May. Mr. Howell noted county had done a walk through
70 with the CDD on new landscape areas and they are working on a punch list. CDD should take
71 over maintenance within the next 30 days. The Board asked for dead plants to be replaced at
72 reserves entrance and call box area. Magnolia and Podocarpus at estates entrance need trimmed
73 for line-of-sight issues. New power box will have plantings once rain season starts as there is no
74 irrigation there.

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76 **5. CONSENT AGENDA**

77 **A. Consideration of Board of Supervisors Regular Meeting Minutes February 16,**
78 **2022**

79 **B. Consideration of Operations and Maintenance Expenditures (Admin) January**
80 **2022**

81 **C. Consideration of Operations and Maintenance Expenditures (HP) January 2022**

82 **D. Consideration of Operations and Maintenance Expenditures (W/M) January**
83 **2022**

84 **E. Consideration of Operations and Maintenance Expenditures February 2022**

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

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F. Review of Financials Statements Month Ending February 28, 2022

The Board reviewed the financial statements.

6. MANAGEMENT REPORTS

A. District Manager's Report

- i. Community Inspection Reports**
- ii. Fountain Reports**

Mr. Howell reviewed the management reports with the Board. BH to check pressure washing invoice to ensure it was coded right.

7. SUPERVISOR REQUESTS

The Board of Supervisors requested that the gate on racetrack road needs a new lock/checked and CDD policy on conservation area trimming.

8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

A resident asked if the roads in the Casa Lago area CDD were and should be paved. Mr. Howell will ask the Engineer to check.

9. ADJOURNMENT

MOTION TO:	Adjourn at 12:17 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

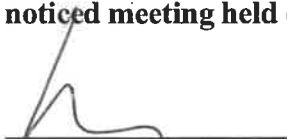
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**These minutes were done in summary format.*

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

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


Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 5/25/2022.

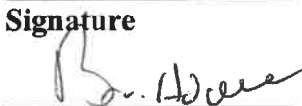


Signature

Printed Name

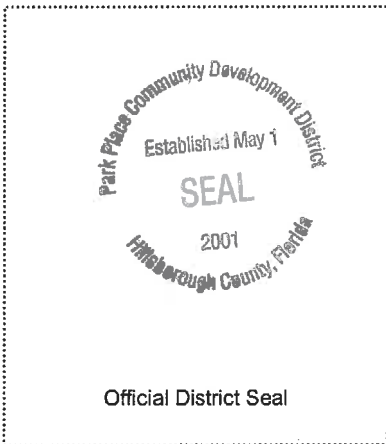
Title:
 Chairman
 Vice Chairman




Signature


Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator


Signature
5/31/2022
Date